

VILLAGE OF GREENPORT

COUNTY OF SUFFOLK : STATE OF NEW YORK

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HISTORIC PRESERVATION COMMISSION

REGULAR SESSION

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Village of Greenport  
Historic Preservation Commission

Date: October 20, 2022

5:00 p.m.

Third Street Fire Station

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Members of the Board:

Jane Ratsey Williams - Chairperson

Roselle Borrelli - Member

Dennis McMahon - Member

Janice Claudio - Member

Barbara Davidson - Member

Also Present:

Paul J. Pallas - Village Administrator

Tina Zilnicki - Clerk to the Board

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1	Page	Agenda Item Description
2	6	Item No. 1 - Motion to accept and approve the minutes
3		of the September 15, 2022 Historic Preservation Commission
4		meeting
5		
6	6	Item No. 2 - 117 Main Street
7		Discussion and possible motion on the application of
8		Gustavo Acero on behalf of Greenport Hedges LLC. The
9		applicant seeks approval to replace existing signage.
10		SCTM# 1001-5-4-35.2
11		
12	6	Item No. 3 - 425 First Street
13		Discussion and possible motion on the application of
14		Barry Stakey on behalf of Jeffrey Rosa. The applicant
15		seeks approval to replace the asphalt roof shingles,
16		reconstruct the integral (Yankee) gutter system, replace
17		several rows of siding and paint the siding and trim
18		basic white. SCTM#1001-4.-6-37 --
19		
20	14,34	Item No. 4 - 630 First Street
21		Discussion and possible motion on the application of
22		Alsou Saunders, 630 First Street Property LLC. The
23		applicant seeks approval to convert from a woodburning
24		stove to propane and to remediate existing chimney damage.
25		SCTM# 1001-2.-6-42

1	Page	Agenda Item Description
2	18	Item No. 5 - 721 Main Street
3		Discussion and possible motion on the application of
4		Nicholas Mazzaferro on behalf of George Sarkis. The
5		applicant seeks approval to replace the roof with asphalt
6		shingles, replace the porch roof, and to remediate and
7		rebuild the front porch windows. SCTM #1001--2-5-37
8		
9	25,35	Item No. 6 - 148 Bay Avenue
10		Discussion and possible motion on the application of
11		Nicholas Mazzaferro on behalf of Christopher Isaacs and
12		Lauren Gula Isaacs. Applicant seeks approval to enclose
13		the existing porch, by adding an exterior wall and
14		removing the existing wall, installing a new French door,
15		and reusing the existing window. Applicant also proposes
16		to reconstruct the rear wall with new doors and a window
17		to access the rear yard, and provide new siding to match
18		the tint of the house.
19		
20	33	Item No. 7 - Motion to schedule the next Historic
21		Preservation Commission Meeting for November 17th, 2022
22		at 5:00 P.M. at the Station One Firehouse, Third and
23		South Streets, Greenport, New York 11944.
24		
25	35	Item No. 8 - Motion to adjourn

1 10-20-2022

2 CHAIRPERSON WILLIAMS: Good evening.

3 It is 5:00 and welcome to the October meeting of  
4 the Historic Preservation Commission at the Third Street  
5 Firehouse. My name is Jane Ratsey Williams and I am Chair  
6 of this Commission. Would the other members please  
7 introduce themselves?

8 MS. BORRELLI: I'm Rose Borrelli.

9 MS. CLAUDIO: I'm Janice Claudio.

10 MS. DAVIDSON: Barbara Davidson.

11 CHAIRPERSON WILLIAMS: Thank you.

12 We have a quorum.

13 It gives us great pleasure, if I may start  
14 before the agenda, to welcome Janice Claudio to our board.  
15 If you've ever just driven through Greenport, the name  
16 Claudio should sound familiar. In 1870 a seaman named  
17 Manuel Claudio opened up a tavern at the present site at  
18 the end of Main Street and over the decades it has gone  
19 through many incarnations. Janice and her husband bought  
20 Claudio's in 1990, and right from the start she was active  
21 in many areas, from the finance side to marketing, menu  
22 choices, buying gifts for the gift shop, and property  
23 maintenance. They sold the property in 2018.

24 Outside of the huge responsibilities, Janice has  
25 been a driving force in many other areas of our Village.

1 She's co-chaired the Greenport Merchants for many years.  
2 She was a founding member of the Greenport Business  
3 Improvement District. She was Chair of Finance and  
4 treasurer of Eastern Long Island Hospital for 17 years,  
5 and has also built two homes in Greenport, one of which is  
6 in the historic district.

7 We are honored to have you join us, and we look  
8 forward to the contributions you will make.

9 MS. CLAUDIO: Thank you.

10 CHAIRPERSON WILLIAMS: Item No. 1 - Motion to  
11 accept and approve the minutes of the September 15th, 2022  
12 meeting. Do I hear a motion?

13 MS. CLAUDIO: Second.

14 CHAIRPERSON WILLIAMS: Thank you.

15 Minutes approved.

16 Item No. 2 - 117 Main Street. 117 Main Street  
17 has been taken off the agenda for this evening. It has to  
18 go before the Zoning Board first and then will return to us  
19 for consideration.

20 Item No. 3 - 425 First Street. Discussion and  
21 possible motion on the application of Barry Stakey on  
22 behalf of Jeffrey Rosa. The applicant seeks approval to  
23 replace the asphalt roof shingles, reconstruct the integral  
24 Yankee gutter system, replace several rows of siding, and  
25 paint the siding and trim basic white.

1 Does anyone want to start the discussion?

2 All right. I'll start. We've been notified --  
3 I think this applicant is not here, correct?

4 MR. STAKEY: I'm here. This is First Street?

5 CHAIRPERSON WILLIAMS: No, this is Main Street.

6 MR. STAKEY: Oh, that's not me, no.

7 CHAIRPERSON WILLIAMS: Excuse me. This is 425  
8 First Street, correct.

9 MR. STAKEY: Yes.

10 CHAIRPERSON WILLIAMS: Could you come to the  
11 podium, please? And say your name and address.

12 MR. STAKEY: Barry Stakey. The address of the  
13 property is 425 First Street, Greenport, obviously.

14 CHAIRPERSON WILLIAMS: Thank you.

15 Do you want to give us a brief description of  
16 your plan there?

17 MR. STAKEY: Yes. So basically what was happening  
18 is the house was originally vinyl siding, not originally,  
19 but prior to all of this it was vinyl siding, and the  
20 vinyl siding was pulled off, exposed all the original trim  
21 underneath, including a window on the gable that nobody  
22 knew was there, and basically taking everything back to the  
23 original. It's all wood, including the window trims, the  
24 siding. And then what we found is we found a lot of water  
25 damage on that front porch, which was basically leaving the

1 original Yankee gutter nonfunctioning, basically pouring  
2 right over the edge. So we ended up, basically we had to  
3 rebuild the roof and rebuild the Yankee gutter in order to  
4 make it work. But, basically, we are seeking approval for  
5 white paint that was gonna go on the structure. And then,  
6 as well, I included the green asphalt shingles, which were  
7 not the ultimate dream but that's what's on the rest of the  
8 structure. And then obviously the crown moulding that  
9 would go around the Yankee gutter, which was what was there  
10 originally.

11 CHAIRPERSON WILLIAMS: So the higher roofs are  
12 green also?

13 MR. STAKEY: Yes, the higher roofs are green at  
14 the back of the house. There's also a secondary porch roof  
15 on the front, because it has two entrances. That roof is  
16 also green.

17 CHAIRPERSON WILLIAMS: Okay. Thank you.

18 When you said plywood deck, you meant the decking  
19 of the roof, correct, not the porch deck?

20 MR. STAKEY: No, not the porch deck. That's a  
21 poured concrete.

22 CHAIRPERSON WILLIAMS: It's the Yankee gutter  
23 you're talking about repairing.

24 MR. STAKEY: Correct. So originally, you know,  
25 when they were building roofs like that they didn't have



1 plywood, they had tongue and groove board, which obviously  
2 had a bead going down the middle. We left that. So that's  
3 still there, which you can view from below. So basically  
4 what we did is we sheathed over that under the new asphalt  
5 roof.

6 MS. BORRELLI: I have a question. So that big  
7 piece of like -- I know it's not plywood, but looks like a  
8 big piece over the front porch, is that wood?

9 MR. STAKEY: The exposed wood you see there?

10 MS. BORRELLI: Right.

11 MR. STAKEY: Right. So that's the framing that  
12 makes up the Yankee gutter.

13 MS. BORRELLI: That's what I was questioning.  
14 I'm looking for the Yankee gutter and I don't see it.

15 CHAIRPERSON WILLIAMS: You won't see it. It's  
16 an indentation.

17 MR. STAKEY: It's an integral gutter.

18 MS. BORRELLI: I can see the Yankee gutter  
19 formation like up on the top roof. I don't see it on the  
20 porch.

21 MR. STAKEY: Yeah, you wouldn't see it. But if  
22 you look here, you can see. If you look at the plywooded  
23 section, you can see where it leads up to where it would  
24 drop in. What you don't see in this is that it's built up  
25 beyond that, and then obviously the rubber --

1 MR. MCMAHON: Creates the gutter.

2 MR. STAKEY: Correct.

3 CHAIRPERSON WILLIAMS: I have Yankee gutters on my  
4 house.

5 MS. BORRELLI: I have them, too, and that's why  
6 I'm saying I don't see it. I see them on the top. I don't  
7 see them on the porch.

8 MR. MCMAHON: It's there.

9 CHAIRPERSON WILLIAMS: Thank you.

10 Anyone have any other questions?

11 MR. MCMAHON: No. It's good to see the wood come  
12 back.

13 MR. STAKEY: Yeah. I think that's the idea. I  
14 think that, for most people, it takes a lot of fortitude to  
15 go back to that. Because, truthfully, it's more expensive  
16 than other options.

17 When we look at the house next door, to the left  
18 is actually technically the business district, that's the  
19 cutoff, so they're actually the first house there. And  
20 then even to the right is another house with vinyl siding.  
21 So we're kind of gonna stand out a little bit there, going  
22 back. But it is nice to have the ellipse window there at  
23 the top. We didn't know one was there.

24 CHAIRPERSON: But it's there now?

25 MR. STAKEY: But it's there now.

1                   CHAIRPERSON WILLIAMS: I've always loved this  
2 house. It's wonderful. Thank you.

3                   I do have to say that I think work was done  
4 before coming before us. And in the future, if it's your  
5 intention to do more work, it's best to touch base with  
6 Village Hall first.

7                   MR. STAKEY: Yes, understood.

8                   CHAIRPERSON WILLIAMS: In 1977 there was a group  
9 here called the Cultural Resource Center, and they went  
10 around and did inventory of different houses, and I looked  
11 up yours. I have something I can give you later. This  
12 house appears on an 1870 Beers Map. It was once the home  
13 of Frederick Barth, and it was a small farm and it had a  
14 barn with cows and hay and feed in the back. It's noted  
15 that he had an ice business in town, a tavern, apparently a  
16 hotel that -- I'm trying to get the historic Society to  
17 tell me -- called the Crown Prince, and the Greenport  
18 Bottling Works. So it is a very historic house, and we  
19 appreciate you working on it.

20                  MR. STAKEY: Thank you.

21                  I just want to say that I live in a very old  
22 house personally, and I know what it takes. I know the  
23 charm there. My house, I live in Southold. The original  
24 structure is 1784. So, as far as I know, it's the oldest  
25 remaining structure there. And that's when it was

1 obviously private. There used to be a hotel. And you  
2 still see all the exposed beams.

3 CHAIRPERSON WILLIAMS: Thank you.

4 Are there any further questions?

5 MR. PALLAS: Madam Chair, if I may?

6 CHAIRPERSON WILLIAMS: Yes.

7 MR. PALLAS: The applicant brought samples to seek  
8 approval.

9 MR. STAKEY: You want me to hold them or bring  
10 them over?

11 MS. BORRELLI: You can hold them.

12 CHAIRPERSON WILLIAMS: That's fine.

13 MR. STAKEY: So, obviously, compared to the  
14 asphalt that was there, what they used to make was this  
15 same green, but it had a white speckle to it, if you will.  
16 Not offered anymore. So it's basically black, as the  
17 adverse. Not very different compared to the other one.

18 I did my best with the basic white paint over a  
19 primer. It looks like what you would think of Hardie  
20 board, because that's the same color that it comes in.  
21 But this is wood. This is vertical grain clear cedar,  
22 very expensive.

23 Basically, you know, just because this is a  
24 Yankee gutter, it seemed to be that it made more sense to  
25 use Versatex trim for this. It's going to be more long-

1           lasting. And I thin I kind of wanted to give the Board  
2           the option of these two crowns that would take the place  
3           of what would have been there originally.

4                   MS. BORRELLI: Can you just hold it up?

5                   CHAIRPERSON WILLIAMS: Perfect. Thank you very  
6           much.

7                   So if there are no further questions, I would  
8           like to propose a vote on the application --

9                   MR. PALLAS: Madam Chair, I apologize. You still  
10          want clarification, right? Are you asking them to say  
11          which of those is a preference?

12                  MR. STAKEY: I mean I have a preference. But I  
13          would let the board, if they have a preference --

14                  MR. MCMAHON: Both are suitable. The one on  
15          our left, the wider, is probably more appropriate.

16                  MR. STAKEY: This is a more traditional crown.

17                  MR. MCMAHON: Correct.

18                  CHAIRPERSON WILLIAMS: Thank you.

19                  So if there are no further questions, I'd like  
20          to propose a vote on the application of 425 First Street.  
21          I would like to note that we're only voting on what is  
22          described at this evening's meeting. Any other changes or  
23          new projects that you wish to make you'll have to come back  
24          in front of the Board.

25                  MR. STAKEY: Understood.

1 CHAIRPERSON WILLIAMS: I make a motion to approve  
2 this application and issue a Certificate of Appropriateness  
3 as the application is in keeping with the criteria in  
4 Greenport Village Code 76-7.

5 Is there a second?

6 MS. DAVIDSON: Second.

7 CHAIRPERSON WILLIAMS: Thank you.

8 All in favor?

9 (Ayes in favor)

10 CHAIRPERSON WILLIAMS: All opposed?

11 (None opposed)

12 CHAIRPERSON WILLIAMS: Motion carried.

13 Thank you.

14 MR. STAKEY: Thank you, guys.

15 \* \* \*

16 CHAIRPERSON WILLIAMS: Item No. 4 - 630 First  
17 Street. It is our understanding that at the last minute  
18 the applicant has been possibly exposed to COVID and so  
19 will not be attending this evening, but she is very  
20 happy if we could move forward with this discussion as she  
21 would like to start the work. And it's pretty basic.  
22 Discussion and possible motion on the application of Ms.  
23 Saunders, 630 First Street Property LLC. The applicant  
24 seeks approval to convert from a woodburning stove to  
25 propane and to remediate the existent chimney damage.

1                   Anyone want to start the discussion on this?

2                   MR. MCMAHON: Remediate?

3                   CHAIRPERSON WILLIAMS: That is what it says.

4                   MR. MCMAHON: Just a liner or something to --

5                   CHAIRPERSON WILLIAMS: She's replacing brick.

6                   MR. MCMAHON: Is it going to be a total rebuild?

7                   CHAIRPERSON WILLIAMS: No. She's gonna patch it  
8                   and use the old brick.

9                   MR. MCMAHON: That's fine.

10                  It's a beautiful chimney.

11                  CHAIRPERSON WILLIAMS: Yes. It's a beautiful  
12                  chimney, and she is taking time to use the old brick and  
13                  replace it, which I think is very admirable.

14                  The reason it's coming before us for the wood  
15                  stove is that the propane tank will be outside the home,  
16                  so it's outside the structure.

17                  MR. MCMAHON: It could be buried.

18                  CHAIRPERSON WILLIAMS: It could be buried.

19                  MR. MCMAHON: Up to a hundred gallons, or even a  
20                  smaller tank. That's just a suggestion. She can put it  
21                  to the side of the house as well. Mine is buried, and I  
22                  only use mine for a cooking stove and I refill it once  
23                  every two years. But it's a possibility.

24                  MS. BORRELLI: She'll be putting it next to the  
25                  AC unit?

1 CHAIRPERSON WILLIAMS: She has an air-conditioning  
2 unit.

3 MR. MCMAHON: Oh, yeah. That's an equipment area  
4 there. And they need to screen it in and they can screen  
5 it both at the same time.

6 MS. BORRELLI: She's getting a new fence, isn't  
7 she?

8 MS. CLAUDIO: We could suggest that to her.  
9 Because it is right there on the sidewalk, the propane.  
10 You'll see it for sure.

11 CHAIRPERSON WILLIAMS: Well, the thing is I  
12 would like to suggest that they put screening in front  
13 of the air-conditioning unit to hide both that and the  
14 propane. All right?

15 MS. CLAUDIO: I don't think you'll hide it.

16 CHAIRPERSON WILLIAMS: She has a six-foot fence  
17 which is there, or is it an eight-foot?

18 MS. BORRELLI: Six or six and-a-half.

19 CHAIRPERSON WILLIAMS: So what is the consensus  
20 on burying the tank?

21 MR. MCMAHON: I don't think that's necessary.  
22 If they have the equipment over there on that side of the  
23 house and they're gonna put it there, it's no big deal.  
24 It was just a thought. I wouldn't push it.

25 CHAIRPERSON WILLIAMS: All right. Since there



1 are no further questions, I'd like to propose a vote on  
2 the application of Miss Saunders for 630 First Street.  
3 I'd like to note that we are only voting on the work  
4 described in this application presented to us today. Any  
5 other changes or new projects that you wish to make will  
6 have to come in front of the HPC.

7 We appreciate the reuse of the old brick of the  
8 chimney in rebuilding that. And we would like to include  
9 that a screen of some kind of planting or fencing be put  
10 on the west side of the air-conditioning unit to hide  
11 that and the proposed propane tank. I make a motion to  
12 approve this application and issue a Certificate of  
13 appropriateness.

14 MR. PALLAS: I apologize, Madam Chair. Do you  
15 want to specify what the screen is to be made of?

16 MR. MCMAHON: We usually accept plantings and/or  
17 lattice.

18 MR. PALLAS: Understood. If you're suggesting  
19 either/or, that's fine. But if it's a physical rather than  
20 a screening, do you want to specify maybe a maximum?

21 CHAIRPERSON WILLIAMS: I would like to say  
22 either/or of the screening. She may want to take that  
23 fence she used in the back and close up that part of the  
24 yard and take it right to the house so it's on the west  
25 side in front of the air-conditioning unit.

1                   So I make a motion to approve this application  
2                   and issue a Certificate of Appropriateness as the  
3                   application is in keeping with the criteria in Greenport  
4                   Village Code 76-7.

5                   Is there a second?

6                   MS. BORRELLI: Second.

7                   CHAIRPERSON WILLIAMS: Thank you.

8                   All in favor?

9                   (Ayes in favor)

10                  CHAIRPERSON WILLIAMS: All opposed?

11                  (None opposed)

12                  CHAIRPERSON WILLIAMS: Motion carried.

13                  MS. CLAUDIO: I do see what you're saying on the  
14                  west side. You're screening it here, and leaving it here  
15                  with the fence, screening it this way.

16                  CHAIRPERSON WILLIAMS: The screening would be here  
17                  between where the house juts out.

18                  MS. CLAUDIO: Good idea.

19                                 \*    \*    \*

20                  CHAIRPERSON WILLIAMS: Item No. 5 - 721 Main  
21                  Street. Discussion of possible motion on the application  
22                  of Nicholas Mazzaferro on behalf of George Sarkis. The  
23                  applicant seeks approval to replace the roof with asphalt  
24                  shingles, replace the porch roof, and to remediate and  
25                  rebuild the front porch windows.

1 Mr. Mazzaferro?

2 MR. MAZZAFERRO: Good evening. My name is  
3 Nicholas Mazzaferro. My address is P.O. Box 57, Greenport,  
4 New York. This house, there's a front porch on it, and  
5 the roof is actually leaking right now, so we want to  
6 definitely get it resingled before the material gets any  
7 damage -- and I brought some pictures -- using an  
8 architectural grade shingle. I'll publish these.

9 CHAIRPERSON WILLIAMS: Thank you. It's hard to  
10 tell on this.

11 MR. MAZZAFERRO: This is basically the shape  
12 of the exposed shingles. And you can see the coloration,  
13 and there's a good chance the bubbles are darker than this.  
14 They want to go as dark as possible. That's going to be  
15 the main roof, definitely going to be sheathed in.

16 The front porch roof. The same owners had  
17 recently done a house on Bridge Street. If you look at  
18 the packet that was submitted, they have a standing seam  
19 black metal roof there. When they did that house over  
20 recently, they ended up getting this metal seam roof,  
21 which seems to really enhance the look of the porch.  
22 You know, it separates it. The black color blends in  
23 well with the balance of the house. And it allows it to  
24 be a very long-term protection device for like over a  
25 porch where it's more susceptible to heat against the

1 flashing and everything. So they want to investigate  
2 putting the metal roof on here, too, if it's acceptable.

3 The pictures I gave you show what it looks like.  
4 The house is at 325 Bridge Street. They've already done  
5 it, it's not in the historic district, but they did do it,  
6 and they really liked the way it came out. So they wanted  
7 to present that for consideration, just on the front porch  
8 area.

9 MR. MCMAHON: When I was told that a metal roof  
10 was coming before us, actually right across the street  
11 from me is a previous standing seam metal roof that we had  
12 approved.

13 MR. MAZZAFERRO: On somebody else's house?

14 MR. MCMAHON: Yeah, actually a neighbor right  
15 across the street. But this is not necessarily typical of  
16 the metal roofs in Greenport. They're usually square,  
17 flat, pressed with some sort of detail on them. You can  
18 still get those. But, again, we have approved the standing  
19 seam here in the Village in the historic district.

20 MR. MAZZAFERRO: So they just want possibly to  
21 enhance the look a little bit.

22 The third thing is right now their intention is  
23 in the front of the property. They've already done some  
24 interior work. But the windows on the front porch, they  
25 are going to rebuild them in kind.

1                   CHAIRPERSON WILLIAMS: So they're going to be six  
2 over one, correct?

3                   MR. MAZZAFERRO: It's whatever's there now.

4                   CHAIRPERSON WILLIAMS: That's what's there.

5                   MR. MAZZAFERRO: That's what's there. They're  
6 trying to rework it. But the one thing they're afraid of,  
7 as they dismantle them to be able to rework the sash and  
8 put new balances and stuff in it, they don't know if  
9 they're rotted or not, they might come apart. So the  
10 main intention is to just rework what's there, you know,  
11 paint them up, clean them up. But they're asking us to  
12 find out, if they do like break apart and can't be fixed,  
13 what would be an acceptable replacement window.

14                   CHAIRPERSON WILLIAMS: I think you can ask Dennis.  
15 I don't know how it would happen, but I would like to see  
16 it kept with the smaller panes on the top and the larger on  
17 the bottom. It's very historic.

18                   MR. MAZZAFERRO: Is there a manufacturer?

19                   MR. MCMAHON: Yeah, Marvin will make that up for  
20 you. If you go to a single pane, they have to go to the  
21 expense of getting a true divided light, which gets very  
22 expensive. But, if not, Anderson and Marvin both do a  
23 series of windows that actually fit in that particular  
24 frame. You take the old sash out, and the parting strip  
25 that holds the sash in place. It comes as a one-piece

1 unit, which would be a six over one.

2 MR. MAZZAFERRO: So, basically, what you're  
3 looking for is a six over one.

4 MR. MCMAHON: Correct. And it can be single pane,  
5 but if you put single pane --

6 MR. MAZZAFERRO: You have to have exterior grills,  
7 I know that.

8 MR. MCMAHON: Yes, you have to have the grills.  
9 And if you want the weather package, you're going to have  
10 to replicate the same aluminum that they have on the rest  
11 of the house. And if you don't want that look, then you're  
12 gonna have to go and look into the expense of doing the  
13 true divided pane.

14 MR. MAZZAFERRO: Not the Anderson exterior grills?

15 MR. MCMAHON: Not exterior grills. This is an  
16 Anderson package where the sashes are all replaced. These  
17 are new sashes.

18 MR. MAZZAFERRO: Got it. But if they put all new  
19 windows on the porch, do they still need the storms?

20 MR. MCMAHON: That's more of a building code  
21 issue.

22 MR. MAZZAFERRO: No. It's an unconditioned porch.

23 MR. MCMAHON: Okay. Then if it's a single pane  
24 it's fine.

25 MR. MAZZAFERRO: It's fine, okay.

1                   MR. PALLAS: Madam Chair, I have a question.  
2                   You're referring to the single pane. Can he get that in  
3                   a true divided light?

4                   MR. MCMAHON: A single thickness, one piece of  
5                   glass, rather than a Thermopane, which is two; yes, you  
6                   can still get it, sure.

7                   MR. PALLAS: Without the snap-in grills?

8                   MR. MCMAHON: No snap-in grills. These are all  
9                   true divided light.

10                  MR. PALLAS: I just want to make that clear, that  
11                  they're not snap-in grills.

12                  MR. MCMAHON: Hopefully, you'll luck out and you  
13                  won't need it.

14                  MR. MAZZAFERRO: Like I said, it's not a  
15                  conditioned space so --

16                  MR. MCMAHON: Right. Then that's fine.

17                  MS. BORRELLI: Mr. Mazzaferro, can I ask you?  
18                  On the porch, that little peak that's over the front door,  
19                  is that going to go in the metal seam roof as well?

20                  MR. MAZZAFERRO: On the little return?

21                  MS. BORRELLI: Over the front door it's like a  
22                  catty-corner, it sits on a catty-corner.

23                  MR. MAZZAFERRO: Yeah. If they do elect to do  
24                  the standing seam, they will have to make it all merge.  
25                  They want a uniform look all the way.

1                   CHAIRPERSON WILLIAMS: To go back to the  
2 reference of the Cultural Resource Center, I have this for  
3 you. This house was built between 1897 and 1909, they  
4 believe. And they called it a Queen Anne's cottage. And  
5 it was very important as it was at the entrance of the  
6 Village.

7                   MR. MAZZAFERRO: Thank you.

8                   CHAIRPERSON WILLIAMS: And the property appears  
9 on the 1890 Beers Map.

10                  All set? Any other questions?

11                  Since there are no further questions, I'd like  
12 to propose a vote on the application of George Sarkis  
13 presented by Mr. Mazzaferro. I would like to note that  
14 we're only voting on the work described at the meeting  
15 here this evening and on this application. Any other  
16 changes or new projects that you wish to make, you'll  
17 have to come back, please, in front of the Board again.

18                  I make a motion to approve this application and  
19 issue a Certificate of Appropriateness as the application  
20 is in keeping with criteria in Greenport Village Code  
21 Section 76-7. Is there a second?

22                  MS. BORRELLI: I'll second.

23                  CHAIRPERSON WILLIAMS: Thank you.

24                  All in favor?

25                  (Ayes in favor)



1 CHAIRPERSON WILLIAMS: All opposed?

2 None opposed. Motion carries.

3 Thank you, Mr. Mazzaferro.

4 \* \* \*

5 CHAIRPERSON WILLIAMS: Item No. 6 - 148 Bay

6 Avenue. Discussion and possible motion on the application  
7 of Nicholas Mazzaferro on behalf of Christopher Isaacs  
8 and Lauren Gula Isaacs. The applicant seeks approval to  
9 enclose the existing porch by adding an exterior wall and  
10 removing the existing wall and installing a new French  
11 door, reusing the existing window. And the applicant also  
12 proposes to reconstruct the rear wall with new doors and a  
13 window that accesses the back yard, and provide new siding  
14 to match the tint of the house.

15 I think there's a lot of this porch, that porch,  
16 so if you could clarify.

17 MR. MAZZAFERRO: I brought some samples of the  
18 door. It's two different doors. (Handing) And also I  
19 reprinted page 6 of the packet that I sent out originally.  
20 There was an error on the second floor plan that we were  
21 talking about removing a window, but that's not gonna get  
22 done.

23 CHAIRPERSON WILLIAMS: So right now we're just  
24 dealing with the two porches, correct?

25 MR. MAZZAFERRO: (Handing) Did you guys get a

1 chance to look at the packet? Because on the west side  
2 of the house is where the primary work is gonna go on.  
3 There is currently a porch that's got a roof over it,  
4 fully enclosed, got a foundation under it, got a concrete  
5 slab, and the owners wish to incorporate that into the  
6 house.

7 So basically we're gonna bust the concrete slab  
8 out. We're gonna make sure we get a ground slab in, use  
9 the existing foundation. We're gonna use the existing roof  
10 structure in its entirety. And we're gonna put up one wall  
11 that drops straight down from the roofline and closes this  
12 piece into the main house, just this one section in the  
13 back. You'll see there's some pictures in the file there.

14 So, once that's done, we're gonna do an interior  
15 renovation in the back. We're gonna take out a couple of  
16 really old vinyl windows that they have. We're gonna put  
17 one sliding door on the first floor in the rear.

18 I think it's important to note that we're not  
19 touching the front of the house. We're not touching the  
20 east side of the house. We're not touching the roofline.  
21 We're not touching any of the windows that exist in the  
22 original part of the house. On the west side of the house  
23 where we are doing the new wall, we plan on taking one of  
24 the older windows that exist and using it in the wall that  
25 we rebuild.

1                   The only thing we need is a better entrance door,  
2                   because right now there's two doors there that are not so  
3                   great. Number one, they don't look good. Number two,  
4                   they don't operate that well.

5                   So we want to put one very nice looking French  
6                   door and entrance to the side of the house. And in the  
7                   rear of the house right now there's a couple of old  
8                   windows, I think a vinyl casement. We'd like to get rid  
9                   of those and put one sliding door out to the rear yard.  
10                  One's a French and one's a slider. That's on the first  
11                  floor.

12                  On the second floor, if you look, there's a  
13                  picture of the back of the house. It's just one big green  
14                  transite wall. So the goal is just to get a window up on  
15                  the second floor of the house up in the back.

16                  CHAIRPERSON WILLIAMS: Under the chimney line?

17                  MR. MAZZAFERRO: No. Actually I think it's going  
18                  to be shifted over towards the west side of center, to  
19                  bring some light in there. There's going to be a bedroom  
20                  up there and we want some light in the bedroom.

21                  The house, right now the house is sided on the  
22                  entire east side, front to back. It's all wood siding,  
23                  paintable grade. The front's all wood sided, paintable  
24                  grade. The west side, from the beginning of the house to  
25                  the change in the number of stories, where it goes from

1 three stories down to two stories, is all wood siding,  
2 paintable grade.

3 For some unknown reason, the one story wrapping  
4 around under this where this porch area is in the back of  
5 the house is made out of transite shingles. The owners  
6 wish to get rid of all of that. And they're going to put  
7 the standard shiplap paintable grade cedar siding all the  
8 way around the house. The rest remains as it is. And this  
9 will match the lap and match the quality, and it's all  
10 paintable.

11 The intent right now, mostly for budgetary  
12 reasons, would be to match the paint that's there. Okay?  
13 But they're very open as the project progresses to say,  
14 look, if it's possible and financially works out, they'll  
15 paint the whole house. And before they do that, they'll  
16 obviously come back and talk to you guys. They're not  
17 sure about that yet. But right now they're working on a  
18 budget because of the extensive interior work that's got  
19 to go on.

20 CHAIRPERSON WILLIAMS: So the exterior wall where  
21 the two doors are going will be painted to match the colors  
22 existing on the house now?

23 MR. MAZZAFERRO: Correct. And both those walls  
24 are currently transite shingles.

25 MR. MCMAHON: Asphalt.

1 MR. MAZZAFERRO: Actually, the correct term is  
2 transite, it's a cement base product is what it is.

3 CHAIRPERSON WILLIAMS: The asbestos salesmen made  
4 millions here in the '50s in Greenport Village.

5 MR. MAZZAFERRO: The durability of the product is  
6 credible, it's just not great. But I can't understand how  
7 two walls got done, especially since they're flat walls  
8 with no windows, but somebody put them up. So that's the  
9 main intent.

10 This project is probably seventy percent, eighty  
11 percent interior renovation. You know, the people just  
12 purchased the house. They just closed last month. And  
13 they want to bring upgrade their mechanicals, their  
14 plumbing, the interior layout a little bit. The house is  
15 kind of hacked up right now from its original layout. I  
16 think a multi-family is what it was being used as.

17 CHAIRPERSON WILLIAMS: It was or is going to be?

18 MR. MAZZAFERRO: It was.

19 CHAIRPERSON WILLIAMS: Because there's a kitchen  
20 pantry upstairs.

21 MR. MAZZAFERRO: Yeah. On the second floor it's  
22 out now. It's not even there anymore. On the first floor  
23 there is like a kitchen and-a-half, but that's all coming  
24 out to be one kitchen.

25 I think I gave you a full set of plans.

1                   CHAIRPERSON WILLIAMS: Yes. That's where I saw  
2 the kitchen pantry.

3                   The owners have done a beautiful job. I have a  
4 picture from the '70s where the front porch is closed in.  
5 Look at the difference.

6                   Does anyone have any questions?

7                   MS. CLAUDIO: Is there any plan for trying to  
8 squeeze in some off-street parking? Or there's just no  
9 room down there? Are they thinking any thought like that?

10                  MR. MAZZAFERRO: Well, to be very upfront, there  
11 is actually a whole story behind this house. This house  
12 actually came before the Zoning Board back in January by  
13 the previous owners, and they put in for I think four or  
14 five different variances, which were all granted but they  
15 were never acted upon.

16                  CHAIRPERSON WILLIAMS: They were put in for what?  
17 I'm sorry?

18                  MR. MAZZAFERRO: They were never acted upon. The  
19 variances were approved. They were gonna take a Bilco door  
20 out. They were gonna change the west side of the house,  
21 change the profile, increase the footprint, change the  
22 number of stories. I think they were going to take the  
23 back roof off of the house and put a new roof on. They  
24 hadn't even gotten to you guys yet. They had gotten  
25 through Zoning. But that all expired.

1           So I met them and we walked through the house,  
2           and the new owners realized that that extensive of a  
3           renovation is not really what they had in mind. What they  
4           were looking to accomplish can be done by simply enclosing  
5           the existing porch. I mean we're not even touching the  
6           roofline. It worked out very well where we had to put some  
7           headers on the inside, but actual minimum stuff to the  
8           exterior. And they're doing the siding just to make the  
9           whole place look better.

10           So, having said that, they looked at the  
11           variances that had been approved. One of them was for  
12           parking, yeah, I think it was for a parking space or  
13           proposed a parking space off-street on the west side of  
14           the house. I personally measured it and it does fit. That  
15           was one they were gonna do.

16           They're interested in possibly developing the  
17           third floor, and they understand the sprinkler parameters  
18           and what goes on beyond that. The third floor, there's a  
19           staircase right that's got to be over eight feet tall,  
20           existing. It's already laid out to like four different  
21           rooms up there in the main house.

22           They're investigating the potential, like other  
23           people on the block, of building a walk-out deck on top of  
24           the porch. Because the neighbors, like three or four of  
25           the neighbors do have them, and it does give them a nice

1 view of the bay. And they can actually develop that in  
2 harmony with the same uses of the house right now.

3 So to get the project going, though, what we're  
4 trying to do, and I've already checked with the building  
5 department, is to get permission to do the exterior  
6 historically, the way we want to do it. And the plans  
7 that exist right now do not require any variances. So,  
8 from here, I can directly go to the building department  
9 and get the summary construction going before the winter  
10 season gets here.

11 Once that's completed and they've got the layout  
12 of the house done they've done the internal work that has  
13 to be done, then the next step is to go before the various  
14 boards to get the parking space. Definitely the third  
15 floor, they're gonna go for that and the variance, and  
16 possibly the front porch.

17 CHAIRPERSON WILLIAMS: Any questions?

18 Since there are no further questions, I'd  
19 like to propose a vote on the application presented by  
20 Mr. Mazzaferro for Christopher Isaacs and Lauren Gula  
21 Isaacs. I'd like to note that we're only voting on the  
22 work described in your application here this evening.  
23 Any other changes or new projects that you wish to make,  
24 you'll have to come back and talk to the Board.

25 Thank you.



1 I make a motion to approve this application and  
2 issue a Certificate of Appropriateness as the application  
3 is in keeping with the criteria in the Greenport Village  
4 Code Section 76-7. Is there a second?

5 MS. BORRELLI: Second.

6 CHAIRPERSON WILLIAMS: All those in favor?

7 (Ayes in favor)

8 CHAIRPERSON WILLIAMS: All opposed?

9 None opposed.

10 Motion carried.

11 CHAIRPERSON WILLIAMS: Thank you, Mr. Mazzaferro.

12 \* \* \*

13  
14 Item No. 7 - Motion to schedule the next Historic  
15 Preservation Commission meeting for November 17th, 2022 at  
16 5:00 p.m. at Station One Firehouse, Third and South Street,  
17 Greenport, New York.

18 Motion to schedule. Is there a second?

19 MS. CLAUDIO: Second.

20 CHAIRPERSON WILLIAMS: All in favor?

21 (Ayes in favor)

22 CHAIRPERSON WILLIAMS: All opposed?

23 (None opposed)

24 CHAIRPERSON WILLIAMS: Motion carried.

25 I do have one more thing, though. Paul, if I

1           could ask, could I add something to 630 First Street, the  
2           one who is putting in the propane tank?

3                     MR. PALLAS: Sure.

4                     CHAIRPERSON WILLIAMS: Can I go back and suggest  
5           that whoever is installing the propane tank check with the  
6           building inspector about proper distance from the air-  
7           conditioning unit.

8                     MR. PALLAS: Of course, yes.

9                     CHAIRPERSON WILLIAMS: I'd like to add that.

10                    MR. PALLAS: And windows.

11                    CHAIRPERSON WILLIAMS: And windows.

12                    MR. PALLAS: It would be part of the routine  
13           process, but it's a good idea to include that for the  
14           Certificate of Appropriateness, so that it's fully  
15           documented.

16                    CHAIRPERSON WILLIAMS: Thank you. I didn't mean  
17           to backtrack.

18                                     \*   \*   \*

19                    MS. BORRELLI: Can I background as long as we're  
20           backtracking?

21                    CHAIRPERSON WILLIAMS: It's a statement, possibly,  
22           not even a question for Mr. Mazzaferro, but just sort of a  
23           statement. I'm just reading the building site. I think  
24           it was done in the '70s. There was a group of people that  
25           went around looking at houses, some were students, and

1           they took notes and said things. Lot of times I found  
2           during research that some of the things that they wrote  
3           down were incorrect.

4                        I just want to say that this house, being on Bay  
5           Avenue where a lot of merchants lived at the time, they  
6           did put here that it is found on the 1858 map, the Conklin  
7           residence. So I do think that they're stating that this  
8           initial construction was between 1898 to 1897. I take  
9           objection with that because of the roofline, that sort of  
10          Mansard roof, they always had the slate and then they put  
11          those windows in them. And that was more sometime between  
12          1850 and 1870, and then it sort of dropped out of fashion.

13                      So I'm thinking that this was probably the house  
14          on the Chase map of 1858 for the Conklin residence and then  
15          they made different types of changes to it. I couldn't be  
16          sure. But because of the front door, that double French  
17          door that's opening that way, it's the wood, the type of  
18          the wood, the type of roof, the two Victorians stuck in  
19          there like doggie dormers that really aren't, it's in line  
20          with the same type of construction that was the hospital  
21          Eastern Long Island mentioned before they tore that down.  
22          And that's all the same. We have about three or four.  
23          There are two on Main Street that I can think of off the  
24          top of my head, the same type of construction.

25                      So I take maybe not objection, because people

1 did this in the 70s, but sometimes they didn't get it  
2 right. And they were just people who didn't know much  
3 about Greenport history or just came in and did this study.

4 CHAIRPERSON WILLIAMS: Photographers.

5 MS. BORRELLI: Yeah. So maybe the people who  
6 owned the home, the owners might want to -- I don't know if  
7 it serves any kind of information, but that's what I think,  
8 possibly.

9 MR. MAZZAFERRO: You have a copy for me?

10 MS. BORRELLI: Yes. It's written on the back.

11 \* \* \*

12 CHAIRPERSON WILLIAMS: Item No. 8 - I make a  
13 motion to adjourn. Is there a second?

14 MS. BORRELLI: I'll second.

15 CHAIRPERSON WILLIAMS: Thank you.

16 All in favor?

17 (Ayes in favor)

18 CHAIRPERSON WILLIAMS: All those opposed?

19 (None opposed)

20 CHAIRPERSON WILLIAMS: Motion carried.

21 Thank you.

22 (Time noted: 5:44 p.m.)

23  
24  
25



A				
<b>able</b> 21:7	<b>application</b> 3:7,13 3:21 4:3,10 6:21 13:8,20 14:2,3,22 17:2,4,12 18:1,3 18:21 24:12,15,18 24:19 25:6 32:19 32:22 33:1,2	34:20	16:6,18 18:6 23:17,21 24:22 33:5 34:19 36:5 36:10,14	13:9 17:14 23:1
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