

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 MEETING AGENDA

-----x

March 16, 2023  
Third Street Fire Station  
5:00 p.m.

Before:

JANE RATSEY-WILLIAMS - CHAIRPERSON

ROSELLE BORRELLI - MEMBER

BARBARA DAVIDSON - MEMBER

JANICE CLAUDIO - MEMBER (Absent)

DENNIS MCMAHON - MEMBER

MICHAEL NOONE - CLERK TO THE BOARD

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 NO.	DESCRIPTION	PAGE
1	To accept and approve Minutes of February 15, 2023 Regular Meeting	3
2	Motion to discuss scheduling a Work Session Re: Recent Inclusion of Green Hill Cemetery to the Historic District	3
3	Application of 616 Main Street SCTM# 1001-3-4-4	4
4	Application of 148 Bay Avenue SCTM# 1001-5-2-15	6
5	Application of 422 Second Street SCTM# 1001-4-2-35.2	11
6	Application of 455 Main Street SCTM# 1001-4-7-19	14
7	Motion To Schedule Next HPC meeting for April 20,2023 at 5:00 p.m.	18
8	Motion to adjourn	19

1 CHAIR RATSEY-WILLIAMS: Good evening. My  
2 name is Jane Ratsey-Williams and I would like to  
3 welcome you to the March 2023 meeting of the  
4 Historic Preservation Commission at the Third Street  
5 Firehouse.

6 Will the Board members please introduce  
7 themselves.

8 MEMBER BORRELLI: Roselle Borrelli.

9 MEMBER DAVIDSON: Barbara Davidson.

10 CHAIR RATSEY-WILLIAMS: Thank you, we have a  
11 quorum.

12 Agenda No. 1 is a motion to accept and  
13 approve the Minutes of the February 2023 regular  
14 meeting. Do I have a second?

15 MEMBER DAVIDSON: Yes.

16 CHAIR RATSEY-WILLIAMS: All those in favor?

17 (ALL AYES).

18 All those opposed?

19 (No Response).

20 Motion carried.

21 Item No. 2, motion to discuss scheduling a  
22 worksession regarding the recent inclusion of Green  
23 Hill Cemetery to the Historic District.

24 I'm going to table this for this evening as  
25 we don't have all the information in as of yet to

1 proceed.

2 Item No. 3, 616 Main Street. Discussion and  
3 possible motion on the application of Andrew  
4 McCulloch. Applicant proposes to paint the home blue  
5 (Behr "Atlantic") with a white trim (Behr "white")  
6 from its current yellow color.

7 This is SCTM No. 1001-3-4-4.

8 (Member McMahon has joined the Board).

9 CHAIR RATSEY-WILLIAMS: Is there someone here  
10 to represent this property?

11 MR. NOONE: No, there is not. If you recall,  
12 I called you to discuss it. The candidate couldn't  
13 be here tonight and said that that was okay. It's  
14 fairly straightforward.

15 CHAIR RATSEY-WILLIAMS: Thank you. It is very  
16 straightforward.

17 This is an older house, I looked it up, in  
18 the 1970s and '80s there was a group here called the  
19 Cultural Resource Center and they went house to  
20 house, with permission, walked around the property  
21 and sometimes even inside.

22 This house is believed to have been built in  
23 the 1840s and it's showing up on an 1858 Chase map,  
24 which is pretty interesting. It had some pretty  
25 nasty awnings made out of plastic, I believe, and,

1 in the 1970's. And the house now is looking very  
2 nice, and I think the color is beautiful. Are there  
3 any comments?

4 MEMBER BORRELLI: I think the colors are  
5 great.

6 CHAIR RATSEY-WILLIAMS: Barbara?

7 MEMBER DAVIDSON: Yup.

8 CHAIR RATSEY-WILLIAMS: Dennis, welcome.

9 MEMBER MCMAHON: I'm not on page here.

10 CHAIR RATSEY WILLIAMS: Okay.

11 MEMBER DAVIDSON: 616 Main Street.

12 CHAIR RATSEY-WILLIAMS: Excuse me, if there  
13 are no more comments, I would like to --

14 MEMBER MCMAHON: (Perusing). Oh, yes, very  
15 nice.

16 MEMBER DAVIDSON: Paint it blew and white.

17 MEMBER MCMAHON: Yes, beautiful.

18 CHAIR RATSEY-WILLIAMS: I would like to note  
19 our Commission is only voting on the work described  
20 in your February 24th application. Any other changes  
21 or new projects you wish to make, you'll have to  
22 come back in front of the HPC again.

23 I make a motion to approve this application  
24 and issue a certificate of appropriateness, as the  
25 application is in keeping with the criteria in

1 Greenport Village Code 76-7.

2 Is there a second?

3 MEMBER BORRELLI: I'll second.

4 CHAIR RATSEY-WILLIAMS: Thank you. All those  
5 in favor?

6 (ALL AYES).

7 All opposed?

8 (No response).

9 Motion carried. Thank you.

10 Village Hall will contact you when the  
11 certificate of appropriateness is ready.

12 Thank you, Michael.

13 Item No. 4, 148 Bay Avenue. Discussion and  
14 possible motion on the application of Nicholas  
15 Mazzaferro on behalf of Chris and Lauren Issacs.

16 The applicant proposes to replace existing  
17 windows with new Andersen 400 series "2 over 2"  
18 windows. Applicant also proposes an off-street  
19 parking space accessed by a new driveway and curb  
20 cut. The applicant has received a proper variance  
21 for the driveway.

22 This is SCTM No. 1001-5-2-15.

23 Is there someone here representing them?

24 Would you kindly step to the podium and give  
25 your name and address for the record. Thank you.

1           MR. ISSACS: My name is Christopher Issacs,  
2 I'm the owner of 148 Bay Avenue. We own that  
3 property. We also live in the city, 318 East 19th  
4 Street, New York, New York.

5           CHAIR RATSEY-WILLIAMS: Thank you.

6           Mr. Mazzaferro came before us at the last  
7 meeting.

8           MR. ISSACS: Yes. He's in Nevada right now, I  
9 think skiing.

10          CHAIR RATSEY-WILLIAMS: And Dennis, you  
11 discussed the windows with him, on this house, with  
12 Mr. Mazzaferro at the last meeting?

13          MEMBER MCMAHON: We have. I believe so. Yes.

14          MR. ISSACS: That's my understanding as well.

15          CHAIR RATSEY-WILLIAMS: And the curb cuts,  
16 does anyone have any questions about this?

17          MEMBER BORRELLI: You are here just for the  
18 windows then.

19          MR. ISAACS: The windows and the driveway,  
20 yes.

21          MEMBER BORRELLI: I just had a quick question.  
22 I don't see it listed or anything, but were there  
23 plans to change the front door?

24          MR. ISAACS: There are no plans to change the  
25 front door other than to renovate it, which is to

1 say it's really -- it wouldn't require approval, I  
2 assume. We're just going to make it -- it's got  
3 splinters, for our kids, so we are going to fix it.  
4 But we are not going to replace it. It's a beautiful  
5 door, so, no.

6 MEMBER BORRELLI: That's what I thought.

7 CHAIR RATSEY-WILLIAMS: Are there any other  
8 questions?

9 (No response).

10 I think Mr. Mazzaferro coming before us was,  
11 made things very clear. So, thank you.

12 MR. ISAACS: Okay. You're very welcome.

13 CHAIR RATSEY-WILLIAMS: I would like to note  
14 our Commission is only voting on the work described  
15 in your January 3rd, 2023 application.

16 Any other changes or new projects that you  
17 wish to make, you'll have to come back before the  
18 Board. I hope that is clear.

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

23 Is there a second.

24 MEMBER DAVIDSON: Second.

25 CHAIR RATSEY-WILLIAMS: All those in favor?



1 (ALL EYES).

2 CHAIR RATSEY-WILLIAMS: All opposed.

3 (No response).

4 None opposed. Motion carried. Thank you.

5 Village Hall will contact you when the --

6 MR. ISAACS: I have a question. Sorry,  
7 didn't mean to interrupt you.

8 CHAIR RATSEY-WILLIAMS: That's fine.

9 MR. ISAACS: Where will they send the  
10 certificate of appropriateness?

11 CHAIR RATSEY-WILLIAMS: Well, you can speak  
12 with Mike Noone here.

13 MR. NOONE: Within the next couple of days  
14 I'll make out a certificate of appropriateness, Jane  
15 will come to Village Hall and sign it and I'll  
16 contact you, and then when you are free, you said  
17 you live in the city as well.

18 MR. ISAACS: We do. Or he can pick it up,  
19 too. He'll be back in town in about a week.

20 MR. NOONE: It will be ready within the next  
21 couple of days to be picked up. I'll let you know  
22 when.

23 MR. ISAACS: Okay, thank you.

24 MEMBER BORRELLI: Jane was kind enough to pull  
25 the building structure inventory forms that we have,

1 that were done in a study in the '70's, and I was  
2 just looking at it to see what they say.

3 The porch was added afterwards. There is a  
4 new roof, rear additions, without any date, but  
5 after 1897. But the interesting things are usually  
6 in the back. It says very late Victorian home with  
7 little detail but for a mansard roof, in a dense  
8 section of Bay Avenue, converted from a smaller  
9 house after 1897. Street leads to the harbor.  
10 Mansard roof has beveled glass front door, standard  
11 interior fence-like porch enclosure and the site of  
12 an earlier Dering house, would have been the last  
13 name.

14 So date of initial construction is between  
15 1890 and 1897.

16 MR. ISAACS: It's a little younger than we  
17 thought. We had thought about 1885, so, yes. Very  
18 interesting. Thank you.

19 CHAIR RATSEY-WILLIAMS: You are welcome to the  
20 sheet.

21 MR. ISAACS: Where is that, I was going to  
22 say. You don't have to give it to me right now.

23 CHAIR RATSEY-WILLIAMS: No, no. You are  
24 welcome to come get it.

25 MR. ISAACS: Okay, thank you.

1 CHAIR RATSEY-WILLIAMS: These sheets are also  
2 at Village Hall, at the Cultural Resource.

3 Item No. 5, 422 Second Street. Discussion and  
4 possible motion on the application of Walker and  
5 Alexandra Hawkins. Applicants propose installing a  
6 natural wood-colored cedar fencing on the north side  
7 of the property. The proposed fence would match  
8 existing fencing on the east and south sides of the  
9 property. This is SCTM No. 1001-4-2-35.2.

10 Are Alexander or Walker here?

11 Would you please step up to the podium and  
12 give your name and address, please, for the record.

13 MS. HAWKINS: Alexandra Hawkins, 422 Second  
14 Street.

15 CHAIR RATSEY-WILLIAMS: Thank you. You said  
16 cedar-colored fencing. Is it not cedar fencing? Or  
17 is it just cedar colored?

18 MS. HAWKINS: Um, I believe the fence is  
19 cedar, so it is going to be weathered like the  
20 other -- it will weather like the other.

21 CHAIR RATSEY-WILLIAMS: You'll keep it  
22 natural.

23 MS. HAWKINS: Yes, keep it natural.

24 CHAIR RATSEY-WILLIAMS: Because the fence  
25 across the front is painted, correct?

1 MS. HAWKINS: Yes, the fence across the front  
2 is painted green, but this would be a natural fence  
3 to match the back and south side of the property.

4 CHAIR RATSEY-WILLIAMS: Okay. Thank you. Are  
5 there any questions?

6 (Negative response).

7 MEMBER MCMAHON: Nope. Pretty straightforward.

8 CHAIR RATSEY-WILLIAMS: Janice Claudio who is  
9 a member of the Board but couldn't meet us, looked  
10 at the plans, and although it's not under our  
11 jurisdiction, she would have liked to have  
12 mentioned, had she been here, she asked me to, that  
13 the fence that is running along the driveway, that's  
14 the new one, correct?

15 MS. HAWKINS: The fence running along the  
16 driveway, so it's not --

17 CHAIR RATSEY-WILLIAMS: Is the south one.

18 MS. HAWKINS: Is the south fence, yes. There  
19 is actually two fences. One belongs to one neighbor  
20 and one a second neighbor. So they are kind of like  
21 two different fences. They look similar but the top  
22 is different, yes.

23 CHAIR RATSEY-WILLIAMS: Okay. Her concern, and  
24 as I said, it's not under our jurisdiction, is that  
25 the fence, too often a fence will go right up to the

1 sidewalk, and when a car is backing out, it is  
2 virtually impossible to see someone walking down the  
3 sidewalk.

4 So if the fence could be set back a little  
5 bit, it would be a sort of a safety precaution and  
6 something for you to consider.

7 MEMBER MCMAHON: Is this a side yard fence?

8 MS. HAWKINS: It's a side yard fence, so it's  
9 the opposite side of my driveway. And there is --

10 MEMBER MCMAHON: Is six foot allowed on the  
11 side yard?

12 MS. HAWKINS: No, it will be four feet and  
13 then transition to six feet.

14 MEMBER MCMAHON: That's good. That's great.  
15 Four feet, that's usually not an issue, but, yes, if  
16 you can pull it back a foot or so from the sidewalk.

17 CHAIR RATSEY-WILLIAMS: I mean, you drive a  
18 truck, so four feet is good. If you are in a  
19 smaller car, it's not always simple. It's just  
20 something to consider.

21 Are there any other comments or questions.

22 (Negative response).

23 Okay.

24 MEMBER MCMAHON: No, we're good.

25 CHAIR RATSEY-WILLIAMS: Okay, I would like to

1 note our Commission is only voting on the work  
2 described on your January 3rd, 2023 application.  
3 Any other changes or new projects that you wish to  
4 make, you'll have to come back in front of the HPC  
5 again. Is that clear?

6 MS. HAWKINS: Uh, huh.

7 CHAIR RATSEY-WILLIAMS: Thank you. I make a  
8 motion to approve the application and issue a  
9 certificate of appropriateness as the application is  
10 in keeping with the criteria in Greenport Village  
11 Code 76-7.

12 Is there a second?

13 MEMBER BORRELLI: I'll second.

14 CHAIR RATSEY-WILLIAMS: All those in favor?

15 (ALL AYES).

16 All those opposed?

17 (No response).

18 Motion carried. Thank you. Village Hall  
19 will contact you when your certificate is ready.

20 MS. HAWKINS: Thank you.

21 CHAIR RATSEY-WILLIAMS: As that is a newer  
22 building, we do not have the cultural resource --

23 MS. HAWKINS: Oh, I know.

24 CHAIR RATSEY-WILLIAMS: As that is not an  
25 historic building. Just for the record.

1           Okay, Item No. 6 - 455 Main Street.

2           Discussion and possible motion on the  
3 application of Deborah Schade. Applicant proposes  
4 to remove and replace an existing trellis, an  
5 existing fence, cracked path, patio and steps, on  
6 the south side of the property.

7           This is SCTM No. 1001-4-7-19.

8           Is there anyone here to address that?

9           Thank you, would you step up to the podium  
10 and give your name and address, please.

11           MS. WILCENSKI: Hi, I'm Catherine Wilcenski  
12 and I'm here for 455 Main Street.

13           CHAIR RATSEY-WILLIAMS: Thank you. Do you  
14 want to give us, you have given us very detailed,  
15 beautiful plans. Is there anything special you  
16 would like to share with us?

17           MS. WILCENSKI: Um, hopefully that concludes  
18 most of what you need there.

19           Currently, as you can see in the proposal,  
20 the existing sidewalk and path is kind of cracked, a  
21 little bit hazardous, it's very narrow. The trellis  
22 is fairly unusable. The door doesn't really work  
23 and it's a bit crooked, and there is also a bit of a  
24 drainage problem there.

25           So we are proposing to make the entrance to

1 the garden more central; improve the patio, to  
2 expand the existing brick way there.

3 MR. NOONE: The applicant dropped off samples  
4 of the brick path.

5 MS. WILCENSKI: Yes. So that's for the brick.  
6 I have a sample for the stone for the steps as well.

7 CHAIR RATSEY-WILLIAMS: Thank you, Mike.

8 MR. NOONE: Do you want to --

9 CHAIR RATSEY-WILLIAMS: That was one of my  
10 questions. So across the front, I think it says a  
11 herring bone pattern, correct? On the existing now.

12 MS. WILCENSKI: Yes.

13 CHAIR RATSEY-WILLIAMS: Is this the new  
14 pattern for the entire front?

15 MS. WILCENSKI: That is not the pattern, it's  
16 just the brick type. So it will match the existing  
17 pattern.

18 CHAIR RATSEY-WILLIAMS: Okay. And what stone  
19 are the, on the curb step, correct.

20 MS. WILCENSKI: South Bay Quartzite.

21 MEMBER MCMAHON: This is certainly thorough.

22 CHAIR RATSEY-WILLIAMS: Yes, very thorough.  
23 Right down to the plant material, so.

24 MEMBER MCMAHON: That's beautiful.

25 MEMBER BORRELLI: It's really lovely.



1 CHAIR RATSEY-WILLIAMS: It is lovely. I love  
2 all the greenery going into the Village. That's  
3 nice. He's always done a beautiful job anyway. But  
4 this makes it even more special.

5 MS. WILCENSKI: Thank you.

6 MEMBER BORRELLI: I think the entrance, like  
7 the rounded stairs, the archway and centering it  
8 sort of in between the two houses like that, is  
9 going to be a huge improvement. It's really  
10 nice. Beautifully done.

11 MS. WILCENSKI: Thank you.

12 MEMBER DAVIDSON: Yup, very nice.

13 CHAIR RATSEY-WILLIAMS: Are you the other  
14 solstice garden?

15 MS. WILCENSKI: Yes.

16 CHAIR RATSEY-WILLIAMS: I read about that, so.

17 MS. WILCENSKI: Great.

18 CHAIR RATSEY-WILLIAMS: Are there any  
19 questions?

20 MEMBER MCMAHON: No. Beautiful. I want one.

21 MEMBER DAVIDSON: No, I'm good.

22 CHAIR RATSEY-WILLIAMS: I would like to note  
23 our Commission is only voting on the work described  
24 in your 2023 application. Any other changes or new  
25 projects that you wish to make, you'll have to come

1 back in front of the Board. Is that clear?

2 MS. WILCENSKI: Yes.

3 CHAIR RATSEY-WILLIAMS: Thank you. I make a  
4 motion to approve this application and issue a  
5 certificate of appropriateness as the application is  
6 in keeping with the criteria in Greenport Village  
7 Code 76-7. Is there a second?

8 MEMBER DAVIDSON: Second.

9 CHAIR RATSEY-WILLIAMS: All those in favor?

10 (ALL AYES).

11 All opposed?

12 (No response).

13 Motion carried.

14 The Village will contact you when the  
15 certificate is ready.

16 MS. WILCENSKI: Thank you.

17 CHAIR RATSEY-WILLIAMS: Thank you, for those  
18 plans.

19 Item No. 7, I make a motion to schedule the  
20 next Historic Preservation Commission meeting for  
21 5:00 PM on April 21st, 2023, at the Station One  
22 Firehouse at Third and South Street in Greenport.  
23 Do I have a second?

24 MEMBER MCMAHON: Second.

25 CHAIR RATSEY-WILLIAMS: All those in favor?

1 (ALL AYES).

2 CHAIR RATSEY-WILLIAMS: Opposed?

3 (No response).

4 And Item No. 8, before I make it, I would  
5 like to thank Mike again for the work you put in for  
6 presenting our packages to us. It's very much  
7 appreciated. Thank you.

8 MEMBER BORRELLI: Thank you, Mike.

9 CHAIR RATSEY-WILLIAMS: I make a motion to  
10 adjourn this meeting. Do I have a second?

11 MEMBER MCMAHON: Second.

12 CHAIR RATSEY-WILLIAMS: All those in favor?

13 (ALL AYES).

14 Excuse me, is there anyone who wants to make  
15 any comments from the audience?

16 (No response).

17 Meeting closed, thank you.

18 (The time noted is 5:16 p.m.)

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 )

) 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 recording of the proceedings taken on March 16, 2023, at Greenport Fire Department, Third Street Fire Station, Greenport, NY, 11944.

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 11th day of April, 2023.

*Wayne Galante*

Wayne Galante