

1 VILLAGE OF GREENPORT
2 COUNTY OF SUFFOLK : STATE OF NEW YORK
3 -----x
4 HISTORIC PRESERVATION COMMISSION
5 REGULAR MEETING
6 -----x

7 Old School House
8 First & Front Streets
9 Greenport, N.Y. 11944
10 November 2, 2023
11 5:00 p.m.

- 12
13
14 BEFORE:
15 JANE RATSEY-WILLIAMS - CHAIRPERSON
16 ROSELLE BORRELLI - MEMBER
17 JANICE CLAUDIO - MEMBER
18 FRANK DEGEN - MEMBER
19 DENNIS MCMAHON - MEMBER

- 20
21 ALSO PRESENT:
22 MICHAEL NOONE - CLERK TO THE BOARD
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1 (The Meeting was Called to Order at 5 p.m.)

2 CHAIR RATSEY WILLIAMS: Good evening. It is
3 5 p.m. My name is Jane Ratsey Williams, and as
4 Chair, I welcome you to the November 2nd, 2023
5 meeting of the Historic Preservation Commission at
6 the Old Schoolhouse. Would the other Board Members
7 please introduce themselves.

8 MEMBER CLAUDIO: Janice Claudio.

9 MEMBER BORRELLI: Roselle Borrelli.

10 MEMBER DEGEN: Frank Degen.

11 CHAIR RATSEY WILLIAMS: Please note Dennis McMahon
12 is absent, but coming. Thank you.

13 *Agenda Item No. 1, motion to accept and approve*
14 *the minutes of the September 21st, 2023 Regular*
15 *Meeting, noting that there was no meeting in October.*
16 Do I have a second?

17 MEMBER BORRELLI: I'll second.

18 CHAIR RATSEY WILLIAMS: All those in favor?

19 MEMBER BORRELLI: Aye.

20 MEMBER CLAUDIO: Aye.

21 MEMBER DEGEN: Aye.

22 CHAIR RATSEY WILLIAMS: Aye.

23 All those opposed?

24 (No Response)

25 CHAIR RATSEY WILLIAMS: Motion carried.

1 *Agenda Item No. 2. On the agenda, there's a*
2 *motion to schedule the next Historic Preservation*
3 *Commission meeting for 5 p.m. on November 16th, 2023,*
4 *at the Third Street Firehouse. As there are no*
5 *applicants for that meeting, and the deadline for*
6 *applications has passed, I propose to cancel said*
7 *meeting and make -- make a motion to do so. Do I*
8 *have a second?*

9 MEMBER DEGEN: Second.

10 CHAIR RATSEY WILLIAMS: All those in favor?

11 MEMBER BORRELLI: Aye.

12 MEMBER CLAUDIO: Aye.

13 MEMBER DEGEN: Aye.

14 CHAIR RATSEY WILLIAMS: Aye.

15 All those opposed?

16 (No Response)

17 CHAIR RATSEY WILLIAMS: Motion carried.

18 *Item No. 3, motion to schedule the next*
19 *Historic Preservation meeting for 5 p.m. on*
20 *December 21, 2023, at the Third Street Firehouse. Do*
21 *I have a second?*

22 MEMBER BORRELLI: I'll --

23 MEMBER DEGEN: Second.

24 CHAIR RATSEY WILLIAMS: All those in favor?

25 MEMBER BORRELLI: Aye.

1 MEMBER CLAUDIO: Aye.

2 MEMBER DEGEN: Aye.

3 MEMBER MC MAHON: Aye.

4 CHAIR RATSEY WILLIAMS: Aye.

5 All those opposed?

6 (No Response)

7 CHAIR RATSEY WILLIAMS: Motion carried.

8 *Item No. 4, application for 11 North Street,*
9 *Suffolk County Tax Map #1001-4-3-22.5. Discussion*
10 *and possible motion on the application of Marc Rishe*
11 *on behalf of 11 North Street Sound LLC. The applicant*
12 *proposes extensive renovation on the house. Major*
13 *components of the outside work include -*

- 14 • *The Exterior: Smooth Hardie Plank.*
- 15 • *Roof: GAF Timberline DHZ Shingles.*
- 16 • *Windows: Anderson 400 Series with White Trim.*

17 Is there someone here this evening to address
18 this application? Thank you, Marc.

19 MARC RISHE: Hi.

20 CHAIR RATSEY WILLIAMS: Please, this is our
21 official podium here.

22 (Laughter)

23 MARC RISHE: Stand, sit, kneel?

24 CHAIR RATSEY WILLIAMS: You may do whatever, as
25 long as Lucia can hear.

1 MARC RISHE: Sure.

2 (Laughter)

3 MARC RISHE: So I guess I'll start. I'll just
4 walk you through the property, a little bit of the
5 history and what we're planning to do, and then I'm
6 happy to answer any questions or --

7 CHAIR RATSEY WILLIAMS: Perfect. Thank you.

8 MARC RISHE: -- answer anything you'd like.

9 So, as you probably know, 11 North Street is a
10 tiny postage stamp, quite literally, of a lot. It's
11 actually the only house on North Street between Main
12 and First. All of the other houses are situated on
13 either Main Street or First Street. It's believed to
14 be built at about the 1920s. Originally, I believe
15 it to be a caretaker cottage for 541 Main Street.
16 Currently constructed with vinyl siding, vinyl
17 windows, asphalt roof, no gutters.

18 There's currently an enclosed front porch,
19 which is about one foot from the front property line,
20 so right on top of the sidewalk, and it's in bad
21 shape. It's currently sort of detaching from the
22 house. There's also a detached garage, which is in
23 similar condition, and that's approximately one foot
24 off the rear property line.

25 So with that background, the plans for the

1 property are sort of working around to remove the
2 existing enclosed porch. This will give about 7 feet
3 of setback off the sidewalk. It will allow for some,
4 you know, nice landscaping in front of the house, and
5 it can bring the house back a little bit. Then we
6 also plan to remove the existing garage, which will
7 give 25 feet now of clearance off the back property
8 line.

9 And then the major portion of this is to add an
10 extension to the east side of the house, so, you
11 know, towards where the garage is currently located.
12 That extension is only 10 feet to the east. So -- so
13 the extension is -- actually, will not even come out
14 as far as the existing garage that is now on the --
15 on the east side of the house.

16 (Dennis McMahon Entered the Meeting)

17 MARC RISHE: That extension is actually -- is
18 also set back from the front of the house. And then,
19 as you'll see from the rendering, there's a --
20 there's a porch, a small covered porch to break up
21 the front facade there.

22 Take a break or keep going?

23 CHAIR RATSEY WILLIAMS: (Nodded Yes).

24 MARC RISHE: Okay. Where am I? So as for the
25 roof line, if you look at the current house, I think

1 that you have photos there, so it's gabled in the
2 front. There's a gabled, small gabled dormer on the
3 side of the house, so this roof line will essentially
4 remain the same. Obviously, the extension will be,
5 you know, a larger sort of gable. The only -- the
6 slight difference is there'll be slightly less of a
7 pitch on the roof than there is now.

8 CHAIR RATSEY WILLIAMS: On which side?

9 MARC RISHE: On both sides. Sorry.

10 CHAIR RATSEY WILLIAMS: On the east side or on
11 the north side to the --

12 MARC RISHE: The -- so if I'm looking at the
13 property, so on the east side and the west side. So
14 the front of the house will be slightly less pitched.
15 So if I'm --

16 CHAIR RATSEY WILLIAMS: Oh.

17 MARC RISHE: Do you want me to show you on
18 the -- what I'm referring to?

19 CHAIR RATSEY WILLIAMS: No, no.

20 MARC RISHE: Oh, okay.

21 CHAIR RATSEY WILLIAMS: On the -- on the front.

22 MARC RISHE: The front. Oh, yeah, correct, the
23 front of the house, yeah. It's still pitched, just,
24 again, very slightly, you know, which -- which on the
25 interior of the house allows us to bring the sides up

1 without the slanted roof on the interior of the
2 house.

3 CHAIR RATSEY WILLIAMS: The front, yeah.
4 Thank you. Okay.

5 MARC RISHE: The intent is to move the driveway
6 to the east of the lot, with parking spaces added in
7 the rear. That will require a curb cut approval from
8 the Planning Board. However, all of the other items
9 that I spoke about earlier have already been approved
10 by the Zoning Board as well.

11 And then just on the curb cut, the existing
12 sidewalk and curb are extremely dilapidated. So we
13 have a letter from the Village from 2021 stating
14 it's -- that's it's on the list to be repaired, but
15 no, no date set as of yet.

16 And then, as you mentioned, as far as
17 aesthetics, the intent is a simple Hardie board white
18 lap siding. It's -- the exact color as Arctic White.
19 White double-hung Andersen windows with the
20 four-over-one setup, as you can see depicted in the
21 rendering; sort of a mid gray tone asphalt roof. The
22 one I have is -- Oyster Gray is the color. And then
23 a Craftsman door with sort of like a dark green,
24 which I call it -- it's essentially the color of the
25 Greenport seal, is the color that we're going for.

1 And then -- and I have -- I have samples of this, if
2 the Board would like to see them as well.

3 And then as far as the site work, it's just,
4 you know, a simple gravel driveway. There'll be a
5 walkway to the front steps, and adding -- we would
6 like to add a wood fence to the rear of the property.
7 So if you look at the property as it is now, there's
8 actually a missing section of fence in the rear of
9 the property, so you can see directly into the
10 neighbor's backyard. So we would just add a fence to
11 essentially close that off, but there would be no
12 other fencing around the front of the property at
13 this point.

14 So that's basically it. I'm happy to walk
15 through any specifics of the -- of the scope of work,
16 or talk through anything, any comments or feedback
17 the Board may have. I'm happy to -- happy to talk
18 about it. And, as I said, I'm happy to show you
19 some -- some of the samples to talk about some of the
20 materials as well. But they're all --

21 CHAIR RATSEY WILLIAMS: Thank you.

22 MARC RISHE: They're all pretty standard. I'm
23 sure you've seen them all before 100 times.

24 CHAIR RATSEY WILLIAMS: I did notice that in
25 the -- I'm going to show you this.

1 MARC RISHE: Yeah.

2 CHAIR RATSEY WILLIAMS: That the pitch of this
3 roof was very -- was different than what is there
4 now, which you just explained.

5 MARC RISHE: Correct.

6 CHAIR RATSEY WILLIAMS: Right.

7 MARC RISHE: Yeah.

8 CHAIR RATSEY WILLIAMS: Okay. And the
9 positioning of the windows changed because of that.

10 MARC RISHE: Correct. The windows in the --
11 the two windows in the front of the house, yes.
12 The -- sorry. The second floor windows changed from
13 existing.

14 CHAIR RATSEY WILLIAMS: Right.

15 MARC RISHE: The ground floor windows are what
16 are existing.

17 CHAIR RATSEY WILLIAMS: In your drawing,
18 though, the downstairs windows are side by side?

19 MARC RISHE: That's the --

20 CHAIR RATSEY WILLIAMS: This is the front?

21 MARC RISHE: Yeah. So that's an error on
22 the -- that's the original drawing. So that -- those
23 side-by-side windows are actually on the front of the
24 existing porch.

25 MEMBER BORRELLI: Yes.

1 MARC RISHE: There's two windows on the
2 interior side --

3 CHAIR RATSEY WILLIAMS: Right.

4 MARC RISHE: -- which are split, and they're in
5 the location that you see on the rendering.

6 CHAIR RATSEY WILLIAMS: So on this one, it's
7 the correct --

8 MARC RISHE: Correct. And, actually, I do
9 believe I have an updated drawing that I can -- an
10 updated plan that I could show, if you'd like
11 to see it.

12 CHAIR RATSEY WILLIAMS: Great.

13 MARC RISHE: But that's correct.

14 CHAIR RATSEY WILLIAMS: Okay.

15 MARC RISHE: That's the position on the
16 rendering.

17 CHAIR RATSEY WILLIAMS: All right. Does anyone
18 want to start the discussion?

19 MEMBER BORRELLI: I have a question about the
20 driveway type of thing, the garage. And you know the
21 house to -- when you're looking at your house, the
22 house on the left, the big blue house?

23 MARC RISHE: Uh-huh.

24 MEMBER BORRELLI: So their -- I was looking at
25 the plans, but I can't find any place where it

1 actually is.

2 CHAIR RATSEY WILLIAMS: It's just over here,
3 that's the --

4 MEMBER BORRELLI: Yeah. So --

5 MARC RISHE: So their --

6 MEMBER BORRELLI: Their house, their gate, and
7 they have a -- you know, a asphalt driveway.

8 MARC RISHE: Uh-huh.

9 MEMBER BORRELLI: So on the other side of that
10 asphalt driveway, is that -- is that you or --

11 CHAIR RATSEY WILLIAMS: The one on --

12 MEMBER BORRELLI: Or is it -- or are you just
13 off of his garage?

14 MARC RISHE: There -- so this --

15 MEMBER BORRELLI: How much do you get on the
16 other side of your garage, is what I don't
17 understand.

18 CHAIR RATSEY WILLIAMS: Or the other side of
19 the house, because the garage is --

20 MARC RISHE: So there was some updated
21 materials that were shared, I'm not sure if you saw
22 them, that showed the site plan. So if we start
23 there, it might be most helpful --

24 MEMBER BORRELLI: I think --

25 MARC RISHE: -- to explain it.

1 MEMBER BORRELLI: Yeah.

2 MEMBER CLAUDIO: You're talking about this?

3 MARC RISHE: Yes. Mike, Mike is holding up
4 what --

5 MEMBER BORRELLI: Yeah, I saw that one.

6 MARC RISHE: It came -- it came with the
7 rendering.

8 CHAIR RATSEY WILLIAMS: I'm sorry, there was --
9 there were so many different -- here.

10 MEMBER BORRELLI: Yeah, I have that.

11 CHAIR RATSEY WILLIAMS: It's about the same
12 size area as the house.

13 MR. NOONE: Do you want to see it?

14 MEMBER DEGEN: I'm good. I saw that one.

15 CHAIR RATSEY WILLIAMS: How far into the --

16 MARC RISHE: May I approach, and then I can
17 show you?

18 MEMBER BORRELLI: Yeah, can you just like --
19 because I'm still having issues --

20 CHAIR RATSEY WILLIAMS: Sure.

21 MARC RISHE: Okay.

22 MEMBER BORRELLI: -- trying to figure this out.

23 MARC RISHE: Sure. So this is -- so this
24 dotted line here is the -- is the property. So this
25 is -- which I can't read, unfortunately.

1 CHAIR RATSEY WILLIAMS: Yeah, it's too tiny.

2 (Laughter)

3 MARC RISHE: I think it's about two or three
4 feet off the property line here.

5 MEMBER BORRELLI: Okay.

6 MARC RISHE: So it's the property line. And
7 then you're correct, there's another -- there's
8 another -- probably the same distance on the other
9 side.

10 MEMBER BORRELLI: Right.

11 MARC RISHE: And then that's where the
12 neighbor's driveway is. So the other side --

13 MEMBER BORRELLI: Okay. And where is your
14 garage --

15 MARC RISHE: -- the other side of that fence.

16 MEMBER BORRELLI: -- on that site plan?

17 MARC RISHE: So the existing garage is --

18 MEMBER BORRELLI: Yes.

19 MARC RISHE: -- is right here, this dotted
20 line, and that's getting removed.

21 MEMBER BORRELLI: Okay. So this is the blue
22 house, then?

23 CHAIR RATSEY WILLIAMS: No. The blue house is
24 on your left.

25 MARC RISHE: Blue -- the blue house on Main

1 Street?

2 CHAIR RATSEY WILLIAMS: Is on her left.

3 MARC RISHE: Main Street is here.

4 CHAIR RATSEY WILLIAMS: Yeah.

5 MARC RISHE: Yeah, this is Main Street.

6 MEMBER BORRELLI: Main Street is here?

7 MARC RISHE: Correct.

8 MEMBER BORRELLI: So then your garage, if
9 this -- where -- how am I looking at your house?

10 CHAIR RATSEY WILLIAMS: The garage is being
11 removed.

12 MARC RISHE: The garage is being removed.

13 MEMBER BORRELLI: So on this site plan it's
14 gone already, the garage?

15 CHAIR RATSEY WILLIAMS: Yes.

16 MARC RISHE: It's the dotted line here, but
17 yes, it's removed. This is where it is currently, so
18 the dotted line --

19 CHAIR RATSEY WILLIAMS: It's on this -- it's on
20 this side towards the blue house.

21 MEMBER BORRELLI: Yes.

22 CHAIR RATSEY WILLIAMS: It's not that big
23 blue --

24 MARC RISHE: Correct.

25 MEMBER BORRELLI: Right, right.

1 MARC RISHE: Correct.

2 MEMBER BORRELLI: Okay. So now your property
3 goes just up to this dotted line, or to where?

4 MARC RISHE: The property goes -- in the rear?

5 MEMBER BORRELLI: Yeah.

6 MARC RISHE: Goes to here, this dotted line.

7 MEMBER BORRELLI: And where does the -- the
8 blue house starts right here, the big blue house?

9 CHAIR RATSEY WILLIAMS: No, it's on -- it's in
10 the white space on the left.

11 MEMBER BORRELLI: Bordering on Main?

12 MARC RISHE: No, it's right here.

13 MEMBER BORRELLI: That's what I don't -- I
14 don't get.

15 MARC RISHE: So this is North Street.

16 CHAIR RATSEY WILLIAMS: That's North Street.

17 MARC RISHE: And this is Main Street.

18 CHAIR RATSEY WILLIAMS: You're looking
19 straight --

20 MEMBER BORRELLI: Right.

21 CHAIR RATSEY WILLIAMS: -- at the house now.

22 MARC RISHE: So you're looking at the house.
23 If you're standing on North Street, Main Street is to
24 your left --

25 MEMBER BORRELLI: Right.

1 MARC RISHE: -- and First Street is to your right.

2 MEMBER BORRELLI: So isn't your garage -- so
3 I'm looking at the house right here. I'm talking
4 about the house right here.

5 MARC RISHE: Correct.

6 CHAIR RATSEY WILLIAMS: Yeah.

7 MARC RISHE: Yeah.

8 MEMBER BORRELLI: Okay? So if you look at this
9 photo right here --

10 MARC RISHE: Yeah.

11 MEMBER BORRELLI: -- you can see her. So
12 looking at the house, I'm talking about the house to
13 your left.

14 MARC RISHE: Yeah.

15 MEMBER BORRELLI: Right?

16 MARC RISHE: Uh-huh.

17 MEMBER BORRELLI: The house on the left side.

18 MARC RISHE: Uh-huh.

19 MEMBER BORRELLI: Here's their driveway.

20 MARC RISHE: That's correct.

21 MEMBER BORRELLI: Right?

22 MARC RISHE: Yeah.

23 MEMBER BORRELLI: Okay. So what I want to know
24 is, when you take -- remove this garage --

25 MARC RISHE: Yep, yeah.

1 MEMBER BORRELLI: -- how far do you go -- do
2 you go up to that, up to that little gate of hers, or
3 how far do you go?

4 MARC RISHE: With the new driveway?

5 CHAIR RATSEY WILLIAMS: With your driveway.

6 MARC RISHE: With my --

7 MEMBER BORRELLI: Where does your property line
8 end right now?

9 MARC RISHE: Right --

10 MEMBER BORRELLI: Out towards --

11 MARC RISHE: Almost directly where their
12 driveway starts.

13 MEMBER BORRELLI: That's what I'm wondering.

14 MARC RISHE: Correct.

15 CHAIR RATSEY WILLIAMS: Right there, where
16 the --

17 MARC RISHE: There's no gate there.

18 MEMBER BORRELLI: So you're going to take this
19 garage out.

20 MARC RISHE: There's no gate there, but yes,
21 correct.

22 MEMBER BORRELLI: Right.

23 MARC RISHE: Yes.

24 MEMBER BORRELLI: Okay. And you're going to
25 expand this house --

1 MARC RISHE: Yeah.

2 MEMBER BORRELLI: -- all the way almost to
3 that side?

4 MARC RISHE: No, no.

5 MEMBER BORRELLI: No.

6 MARC RISHE: Not even -- not even to where this
7 garage is currently.

8 MEMBER BORRELLI: But you're going to get rid
9 of this garage all together?

10 MARC RISHE: Correct.

11 MEMBER BORRELLI: And you're going to move your
12 driveway all the way down?

13 MARC RISHE: Correct.

14 MEMBER BORRELLI: Okay. I was just -- I
15 thought if -- I mean, I don't know the possibilities,
16 but I thought why not just take that garage, pick it
17 up and move it closer to the big blue house on your
18 left? And you would continue to have a garage and
19 you'd have a setback, so that you would have a
20 drive -- driveway area.

21 MARC RISHE: I mean, it's a good fight to fight
22 with Zoning at a future date, but I think the
23 battle -- yeah, if the battle doesn't turn out
24 right --

25 MEMBER BORRELLI: And I just want to --

1 MARC RISHE: And the other thing is this --

2 MEMBER BORRELLI: It's a decent garage, you
3 know.

4 MARC RISHE: I mean --

5 MEMBER BORRELLI: And you don't have that much
6 of a place to put anything. So I thought --

7 MARC RISHE: Yeah, it's a great -- it's a great
8 point. Truthfully, I think if we tried to move the
9 garage, it would fall apart. You know, it's not --
10 it's sitting on a dilapidated concrete slab. It's --
11 you know, it's not in great shape. But I could think
12 about -- to put a garage here and potentially lose
13 this additional parking space is not a bad idea,
14 because I'd probably have a --

15 MEMBER BORRELLI: Because I thought you were
16 going to extend the house, and I thought, well, they
17 must be extending the house all the way to the left.

18 MARC RISHE: No, no.

19 MEMBER BORRELLI: Otherwise, why aren't they
20 putting the garage --

21 MARC RISHE: The house is just -- the house is
22 just this, this shaded portion.

23 CHAIR RATSEY WILLIAMS: That's 10 feet.

24 MARC RISHE: Our extension is 10 feet from
25 where the --

1 CHAIR RATSEY WILLIAMS: Right.

2 MARC RISHE: Off of the existing house. So
3 it's not a -- it's not a large --

4 CHAIR RATSEY WILLIAMS: Right. It says it's
5 10 feet.

6 MEMBER BORRELLI: Yeah.

7 CHAIR RATSEY WILLIAMS: Okay.

8 MARC RISHE: Yeah. I mean, it's such a small
9 lot. There's a lot of challenges with like lot
10 coverage, and all the setbacks, and all this type of
11 stuff, so it's kind of a --

12 CHAIR RATSEY WILLIAMS: It happens all over the
13 Village, you know, because there was no code --

14 MARC RISHE: Right.

15 CHAIR RATSEY WILLIAMS: -- back in the day, you
16 know, or in my opinion.

17 MEMBER CLAUDIO: So how many parking spaces are
18 there going to be now, four?

19 MARC RISHE: It depends on who you ask. So,
20 I mean, there's two side-by-side here, which, per the
21 Zoning Board, these are the only two that count.
22 But, in theory, there is an additional -- you know,
23 in theory, you could park another whole car there.

24 MEMBER CLAUDIO: Or two, no?

25 MARC RISHE: It depends on the size, but

1 potentially, sure.

2 MEMBER CLAUDIO: Do you think that having any
3 kind of green border between your house and the other
4 house could be done?

5 MARC RISHE: Oh, yes, I'm absolutely open to
6 it, and that's sort of -- if that's part of the
7 feedback from the Board, I'm happy to -- happy to do
8 that, but I didn't want to propose something, per se.
9 And, you know, if you -- if you want to -- if you
10 would like something, we're open to adding more
11 greenscaping, or whatever it is.

12 MEMBER CLAUDIO: To me, personally, the
13 driveway is the width of the house. It can and
14 probably will have four cars in it. It's just a lot
15 of driveway for a small house without any barrier
16 between the Victorian.

17 MARC RISHE: Yeah, I agree. You know, and
18 truthfully, again, it's a small house, so I actually
19 don't expect, you know, this will be -- this is an
20 investment property. You know, I don't expect that
21 there will be multiple cars, frankly, you know, for
22 the purchaser or, you know, the long-term renter for
23 it, but -- but it does have that. You know, I'm
24 happy to put something appropriate there. I'm open
25 to the Board's suggestion of what's most appropriate.

1 CHAIR RATSEY WILLIAMS: I, too, would like to
2 see a green barrier, even if it --

3 MARC RISHE: On the -- you're saying on the
4 east side of the driveway?

5 CHAIR RATSEY WILLIAMS: On the east side.

6 MEMBER CLAUDIO: On the east side.

7 CHAIR RATSEY WILLIAMS: Yeah. Right now,
8 there's a, quote-unquote, lawn there and --

9 MEMBER BORRELLI: Yeah.

10 CHAIR RATSEY WILLIAMS: But if --

11 MARC RISHE: Yeah.

12 CHAIR RATSEY WILLIAMS: The other house has
13 really worked to restore it in a beautiful way, and
14 to go out their back door and just see parking, I
15 think it would be -- it would be a nice compliment to
16 a neighbor to put up a --

17 MEMBER DEGEN: It needs something to soften it.

18 CHAIR RATSEY WILLIAMS: Yeah, to soften it.

19 MEMBER CLAUDIO: So why the four spaces, or
20 two, rather than just have a backyard, you know?

21 MARC RISHE: This was --

22 MEMBER CLAUDIO: And grass.

23 MARC RISHE: So this was requested by the
24 Zoning Board. I think there's some -- I'm not sure
25 how to best say it, but the Zoning Board asked that

1 that be the parking layout on the property. I --
2 that's not my original -- that was not my preferred
3 parking. So we may ultimately go back to the Zoning
4 Board, once they -- there was some confusion about
5 the parking code and whatnot, so we may at a future
6 date go back to the Zoning Board and review it. But
7 for now, that's what the Zoning Board wanted to see,
8 so we had revised our site plan. We've been to
9 Zoning for about three to four meetings at this
10 point, so that's what they have asked for and that's
11 what we provided them.

12 MEMBER CLAUDIO: Okay. I don't want to argue
13 with that.

14 MR. NOONE: Just to -- there was a recent
15 interpretation of the parking code regulations within
16 the Village, and it was determined that you couldn't
17 park two cars tangent in a driveway, that a driveway
18 by definition had to lead somewhere.

19 The Applicant's original site plan did not
20 include the two cars, the driveway and the two cars.
21 He accommodated the new -- what is being argued
22 between the Building Department and the Zoning Board,
23 he interpreted -- he adapted to what the Zoning Board
24 wanted. So there might be another interpretation of
25 that rule. But it wasn't his intention to have four

1 cars parked on the property, or to allow four cars to
2 be parked.

3 MEMBER CLAUDIO: You give up a backyard.

4 MEMBER BORRELLI: So I go back to like --

5 MR. NOONE: Yes, exactly.

6 CHAIR RATSEY WILLIAMS: Yeah. To me, yeah.

7 I -- I read a lot of the Zoning minutes on this, and,
8 God bless you, you've been back and forth and very
9 attentive to their requests, so thank you.

10 I have some sort of good news/bad news. The
11 good news is you are -- this property is in one of
12 the most wonderful parts of the Historic District.
13 You have several houses around you that are
14 absolutely beautiful. The bad news is that you're in
15 one of the most beautiful parts of the Historic
16 District, and I'm -- I don't think the -- this plan
17 shows any historic detail added to what could be a
18 successful structure, but it's missing detail, I
19 feel.

20 MARC RISHE: Detail? What do you mean by
21 detail, like --

22 MEMBER MC MAHON: I'll just chime in. It's
23 just the fact that the roof kind of went to a Federal
24 sort of a style, flattening it to a degree, where it
25 has lost the feel in regards -- is this -- is this a

1 bathroom above this, above this porch roof?

2 MARC RISHE: I'm not sure of the layout off the
3 top of my head.

4 MEMBER MC MAHON: Okay. Just because there's
5 no -- I think the continuity would -- speaking other
6 than the roof line, that a little more continuity in
7 regards to -- it looks like there's a bathroom up
8 there.

9 MARC RISHE: Yeah.

10 MEMBER MC MAHON: (Laughter).

11 MARC RISHE: I just say --

12 CHAIR RATSEY WILLIAMS: Or the top of a
13 staircase.

14 MEMBER MC MAHON: Exactly.

15 CHAIR RATSEY WILLIAMS: Yeah.

16 MARC RISHE: Yeah.

17 MEMBER MC MAHON: Well, the top of the
18 staircase might be the one on the side window, or --

19 CHAIR RATSEY WILLIAMS: Yeah. Oh, yeah, on the
20 side, yeah.

21 MARC RISHE: Just however -- you know, I'm
22 happy to work with the Board's direction. You know,
23 I didn't really -- you know, reviewing the historical
24 documents that are available, I didn't see any real
25 historical significance, not that -- to say that

1 there's not, but there's no historical features of
2 the house. So to add them, that's what you're
3 saying, artificially?

4 CHAIR RATSEY WILLIAMS: I think you're going to
5 have to add them, yeah.

6 MARC RISHE: Right. But I guess my point was
7 to add them artificially kind of seemed like it
8 wasn't, you know, appropriate. If you would like to
9 add some historic, something --

10 CHAIR RATSEY WILLIAMS: Well, I think that's --

11 MARC RISHE: -- that may just look historical,
12 even though it's not really historical, that -- I'm
13 open to that, whatever you --

14 CHAIR RATSEY WILLIAMS: I think if -- I hear
15 what you're saying. I think if it was to be
16 historical, true to the property, you would have
17 exposed the front porch, you would have put the front
18 porch back on and then worked around that, and that
19 would have --

20 MARC RISHE: Yeah, and I think -- I understood
21 that point. I think that --

22 CHAIR RATSEY WILLIAMS: Yeah.

23 MARC RISHE: -- you know, the other challenge
24 is that I can't actually -- I actually can't put
25 steps off the front porch, only off the side of it,

1 so that's another challenge.

2 CHAIR RATSEY WILLIAMS: I totally understand
3 the setback --

4 MARC RISHE: Yeah.

5 CHAIR RATSEY WILLIAMS: -- reason.

6 MEMBER MC MAHON: Uh-huh.

7 CHAIR RATSEY WILLIAMS: But I'm talk about --
8 forgive me. Dennis, what is it called? Would you
9 come up, Marc?

10 MARC RISHE: Uh-huh.

11 CHAIR RATSEY WILLIAMS: Because I don't want
12 to -- if -- sometimes there's an extra board. Of
13 course, it doesn't --

14 MARC RISHE: Like a fascia board or --

15 CHAIR RATSEY WILLIAMS: Yeah.

16 MEMBER MC MAHON: A frieze board or --

17 CHAIR RATSEY WILLIAMS: Yeah, like here.

18 MARC RISHE: Okay.

19 MEMBER MC MAHON: Okay.

20 CHAIR RATSEY WILLIAMS: Okay? What's that
21 called?

22 MEMBER MC MAHON: Yes, yes, that could be the
23 frieze board and/or --

24 CHAIR RATSEY WILLIAMS: You see that on some of
25 the older houses.

1 MARC RISHE: Yeah. It kind of drops down from
2 the front there, yeah.

3 CHAIR RATSEY WILLIAMS: Um --

4 MARC RISHE: Yeah, I know what you're taking
5 about.

6 CHAIR RATSEY WILLIAMS: Or it's against the
7 wall, kind of, but it just gives -- it makes the roof
8 lines set. And then often, for instance, there's
9 like -- Dennis, what's this called, where --

10 MEMBER MC MAHON: Yes, returns. Again,
11 returns, yes.

12 CHAIR RATSEY WILLIAMS: Yeah, where there are
13 returns.

14 MARC RISHE: Okay.

15 CHAIR RATSEY WILLIAMS: Okay? So now we've
16 gone from a very kind of --

17 MEMBER MC MAHON: Uh-huh.

18 MEMBER BORRELLI: Yeah.

19 MEMBER MC MAHON: Yes. I mean, that's --
20 that's a little more true to the -- to the style of
21 the house, is what --

22 CHAIR RATSEY WILLIAMS: Yeah.

23 MEMBER MC MAHON: That's not a big detail, but
24 it's a very important one. If we can't adjust the
25 roof pitch at all, then I think those sort of items

1 are going to be very important.

2 CHAIR RATSEY WILLIAMS: Yeah.

3 MEMBER MC MAHON: And if that smaller window in
4 the front above that porch entryway is not --

5 MARC RISHE: Was larger.

6 CHAIR RATSEY WILLIAMS: You want to draw it?

7 MEMBER MC MAHON: Is -- no.

8 MARC RISHE: Now that you're speaking about it,
9 I think it is a bathroom. I don't know that --

10 MEMBER MC MAHON: Yeah.

11 CHAIR RATSEY WILLIAMS: Yeah.

12 MEMBER MC MAHON: But, again, a horizontal line
13 above that window that would include -- is much --
14 yes, that detail.

15 CHAIR RATSEY WILLIAMS: Yeah. So like dentil
16 work or --

17 MEMBER MC MAHON: Correct, even if it's just
18 the board.

19 CHAIR RATSEY WILLIAMS: The dentil work, it's
20 kind of like this.

21 MEMBER MC MAHON: Even it's just a frieze board
22 itself.

23 CHAIR RATSEY WILLIAMS: You know?

24 MEMBER MC MAHON: And the windows incorporate
25 into it, and/or not, but oftentimes it is, especially

1 on little saltboxes and some of the more traditional
2 designs we have in the Village, that that small
3 window is an eyebrow window, you know, in a lot of
4 cases. And in this case, it doesn't really appear to
5 be an eyebrow window. If there was an extra window
6 up there, it would kind of be more suited to the
7 style. I'm not asking you to add another window, but
8 you kind of understand what I'm saying, improve the
9 window.

10 MEMBER BORRELLI: Well, they could copy the
11 window over the top of the little porch, and maybe
12 put that one up in there.

13 CHAIR RATSEY WILLIAMS: No.

14 MEMBER BORRELLI: You know?

15 CHAIR RATSEY WILLIAMS: I think he's talking
16 about this one.

17 MEMBER BORRELLI: This one?

18 CHAIR RATSEY WILLIAMS: He's talking about
19 this one.

20 MEMBER MC MAHON: I'm talking about the little
21 one. And if there's a frieze board added to the
22 detail underneath that, I think it would be very
23 important as well.

24 CHAIR RATSEY WILLIAMS: Yeah.

25 MEMBER MC MAHON: Carry that detail up to the

1 gable and down, and probably around the side of the
2 house as well.

3 CHAIR RATSEY WILLIAMS: Just the --

4 MARC RISHE: I assume up the other gable as
5 well?

6 MEMBER MC MAHON: Yeah.

7 CHAIR RATSEY WILLIAMS: Just this --

8 MEMBER MC MAHON: Yeah.

9 MARC RISHE: Around the whole --

10 MEMBER MC MAHON: And those are simple details
11 there. Actually, in a construction point of view,
12 it's a nice place to end the shingles that get tucked
13 up underneath something, rather than just being
14 abutted to the soffit.

15 MARC RISHE: And can you -- sorry. Can you
16 explain the detail over the small window again?

17 MEMBER MC MAHON: It would just, again, be a
18 horizontal board that goes across.

19 MARC RISHE: Okay.

20 MEMBER MC MAHON: It's a frieze board.

21 MARC RISHE: Yeah.

22 MEMBER MC MAHON: It goes from the corner back
23 into and resolves itself at that, at this return.
24 Oftentimes, oftentimes the return in this detail
25 would be -- often is the same. I know it changes the

1 height or something, but --

2 MARC RISHE: Yeah.

3 MEMBER MC MAHON: -- you know, where we're
4 heading with that. It can -- it can be --

5 MARC RISHE: Yeah, someone could figure out
6 that detail with that.

7 MEMBER MC MAHON: Yeah, that's a little easier
8 to deal with. But I think that those are kind of
9 important details without adding a lot of expense to
10 the job. I can't see. I guess these are corner
11 boards, those are true corner boards, which is nice,
12 that's more traditional as well.

13 Again, it's just my own thought, but I wish
14 that the gable was a little bit more peaked like it
15 was in the old days. I understand practicality,
16 because this has to become usable space. Nobody
17 wants to bump their head.

18 MARC RISHE: Yeah. I mean, as -- this is only
19 17 feet wide.

20 MEMBER MC MAHON: Yeah.

21 MARC RISHE: So as constructed, the wall
22 essentially is like that, and this is like --

23 MEMBER MC MAHON: Correct, yeah.

24 MARC RISHE: -- three feet tall right here.

25 MEMBER MC MAHON: Yeah, yeah.

1 MARC RISHE: It's almost unusable.

2 MEMBER MC MAHON: I've whacked my head on a
3 many a ceiling in my own house, so I understand that
4 completely, you know.

5 CHAIR RATSEY WILLIAMS: And sometimes I --
6 something -- here's another thing, Dennis. Like
7 there's almost like a little shelf or something
8 under --

9 MEMBER MC MAHON: Just a more substantial sill.

10 CHAIR RATSEY WILLIAMS: Yeah.

11 MEMBER CLAUDIO: Under or over? You mean on
12 top of the windows or below the window?

13 MEMBER MC MAHON: Below the windows.

14 CHAIR RATSEY WILLIAMS: Below.

15 MEMBER CLAUDIO: Below the window?

16 MEMBER MC MAHON: Such as capitals and --

17 CHAIR RATSEY WILLIAMS: Yeah.

18 MEMBER MC MAHON: Like my house, but --

19 CHAIR RATSEY WILLIAMS: I think that would help.

20 MEMBER BORRELLI: Me, too.

21 MEMBER CLAUDIO: It needs some fussing up,
22 you know?

23 CHAIR RATSEY WILLIAMS: Yeah.

24 MEMBER DEGEN: It needs detailing.

25 CHAIR RATSEY WILLIAMS: Yeah.

1 MEMBER MC MAHON: Yeah. It looks like a
2 practical box for people to live in.

3 CHAIR RATSEY WILLIAMS: Yeah.

4 MARC RISHE: Yeah, I didn't want to -- I didn't
5 want to artificially add historical details --

6 MEMBER MC MAHON: No.

7 MARC RISHE: -- to turn it into something that
8 it's not, just for --

9 MEMBER MC MAHON: Absolutely not.

10 CHAIR RATSEY WILLIAMS: No, but yeah.

11 MARC RISHE: Just for the sake of making it
12 historic, you know.

13 CHAIR RATSEY WILLIAMS: I like the door on it.
14 The column, I don't know whether the column could
15 have more detail than just a --

16 MEMBER MC MAHON: Yeah, either way, I think I'm
17 happy, because that's just one -- one is as
18 traditional as the other.

19 MEMBER BORRELLI: Yeah.

20 CHAIR RATSEY WILLIAMS: Okay. And how about a
21 corbel like right here, like --

22 MEMBER MC MAHON: Yeah, to the left of the door
23 looks a little empty.

24 CHAIR RATSEY WILLIAMS: Like --

25 MEMBER MC MAHON: But that could be --

1 MEMBER BORRELLI: Yeah.

2 CHAIR RATSEY WILLIAMS: Like some --

3 MEMBER MC MAHON: -- remedied.

4 CHAIR RATSEY WILLIAMS: A corbel is kind of
5 like, um --

6 MARC RISHE: Yeah, just a little something on
7 the --

8 CHAIR RATSEY WILLIAMS: You know, some -- yeah.

9 MARC RISHE: On the front of it. Okay.

10 CHAIR RATSEY WILLIAMS: Some kind of detail in
11 the --

12 MARC RISHE: In that corner.

13 MEMBER CLAUDIO: It could change the direction
14 of your planking. I had that thought with the
15 HardiePlank going up and down.

16 MEMBER MC MAHON: No.

17 MARC RISHE: On the --

18 MEMBER CLAUDIO: On the inside of the porch.

19 CHAIR RATSEY WILLIAMS: I -- you know, I also
20 like the clapboard. I --

21 MEMBER CLAUDIO: Yeah.

22 CHAIR RATSEY WILLIAMS: I think that is
23 historic.

24 MARC RISHE: The way it is?

25 CHAIR RATSEY WILLIAMS: Yeah.

1 MEMBER BORRELLI: Yeah, I like that, too.

2 CHAIR RATSEY WILLIAMS: So this is the dentil
3 molding.

4 MEMBER MC MAHON: Yeah, just a true sill
5 underneath them, and some frieze boards going up
6 the -- up the rakes and stuff would, I think, add a
7 lot to it. And, again, it is that -- it's a nice
8 thing for the builder. It gives them a place to
9 resolve all these cuts. It just cleans it up a great
10 deal.

11 CHAIR RATSEY WILLIAMS: Yes.

12 MR. NOONE: What is the detail that you wanted
13 on --

14 CHAIR RATSEY WILLIAMS: It's called dentil
15 molding.

16 MR. NOONE: No, no, by the door.

17 CHAIR RATSEY WILLIAMS: Oh, it's a corbel,
18 which is kind of a -- it's like -- often, it looks
19 like a brace at the corner. It can have different
20 forms.

21 MARC RISHE: It's at -- it's at the -- at the
22 column there.

23 CHAIR RATSEY WILLIAMS: Yeah.

24 MEMBER MC MAHON: That's correct.

25 CHAIR RATSEY WILLIAMS: Column to the roof.

1 Any other comments, please?

2 MEMBER CLAUDIO: You know, I think --

3 MARC RISHE: And I'm sorry. The -- can you
4 clarify the dentil molding versus the frieze board?

5 MEMBER MC MAHON: I don't think it's the --
6 yeah. Dentil molding would be a series of small
7 blocks.

8 CHAIR RATSEY WILLIAMS: Blocks.

9 MEMBER MC MAHON: You know, that, of course, is
10 a detail. But, again, what you had pointed out is
11 the -- just to have the frieze board run up the
12 rakes --

13 CHAIR RATSEY WILLIAMS: Oh, okay, yeah.

14 MEMBER MC MAHON: -- and across the front is --

15 MARC RISHE: Is there -- is there like an
16 ornamental frieze board that the Board would prefer,
17 or it's just --

18 MEMBER MC MAHON: I don't think that's
19 necessary. Yeah, it's probably a one-by-10 --

20 CHAIR RATSEY WILLIAMS: Okay.

21 MEMBER MC MAHON: -- or something substantial.

22 MARC RISHE: And it's like a 10-inch, okay.

23 MEMBER MC MAHON: Yeah, it's just general. And
24 whatever -- again, when you resolve that at the
25 corner, that it wraps and becomes, you know, a detail

1 that makes sense for the corner itself.

2 CHAIR RATSEY WILLIAMS: This, like that.

3 MARC RISHE: At the corner?

4 CHAIR RATSEY WILLIAMS: That would go in the
5 corner, yeah.

6 MARC RISHE: Got it.

7 MEMBER BORRELLI: I actually think that --

8 CHAIR RATSEY WILLIAMS: I mean, there are all
9 different kinds. But, you know --

10 MEMBER MC MAHON: Yeah. There's like wagon
11 wheels, and there's all sorts of --

12 CHAIR RATSEY WILLIAMS: It's C-O-R-B-E-L.

13 MARC RISHE: B-E-L?

14 CHAIR RATSEY WILLIAMS: Yeah. See, there's
15 another one.

16 MARC RISHE: Yeah.

17 CHAIR RATSEY WILLIAMS: That's another one.

18 MEMBER BORRELLI: I think the house itself
19 has --

20 MARC RISHE: Got it.

21 CHAIR RATSEY WILLIAMS: Okay.

22 MEMBER BORRELLI: -- already has the sides
23 wrapping on the roof on the side. I think they've
24 already got it almost done in there on the side. You
25 could see on the side photo how your sides here, the

1 roof is coming in like that and like that.

2 MARC RISHE: Uh-huh.

3 MEMBER BORRELLI: You've already got that going
4 in on that side. So if you -- if you -- when you do
5 it on the front, you can wrap that --

6 MARC RISHE: Yeah.

7 MEMBER BORRELLI: -- as well.

8 MARC RISHE: Yeah, that's perfect.

9 MEMBER BORRELLI: You know? I mean, it's kind
10 of --

11 CHAIR RATSEY WILLIAMS: I won't charge you for
12 my art work.

13 (Laughter)

14 MEMBER CLAUDIO: And don't think, Marc, that
15 we're trying to -- you need to be true to this
16 house. We're trying to make it fit more in the
17 Historic District by giving it some of the
18 elements --

19 MARC RISHE: Yeah. No, this is all --

20 MEMBER CLAUDIO: -- that it may never have had.

21 MARC RISHE: This is -- yeah, absolutely, this
22 is all incredibly helpful.

23 MEMBER CLAUDIO: This doesn't fit in the
24 Historic District as proposed.

25 MARC RISHE: Okay. So I guess the question is

1 what would the Board need to see in order to grant
2 approval? I guess my point is that renderings aren't
3 always perfect, so I don't want to --

4 MEMBER MC MAHON: Uh-huh.

5 CHAIR RATSEY WILLIAMS: Yeah.

6 MARC RISHE: -- just show you a rendering or --

7 CHAIR RATSEY WILLIAMS: I think like one sheet
8 like this, right, would --

9 MEMBER MC MAHON: Yes.

10 CHAIR RATSEY WILLIAMS: But you could note --
11 you could note -- for instance, if you put some kind
12 of molding under here, you can make sure it shows up
13 on the detail.

14 MARC RISHE: Like a photo?

15 CHAIR RATSEY WILLIAMS: Yeah. Okay? We really
16 want this to work for you so --

17 MARC RISHE: Yeah, and as do I. Thank you.

18 MEMBER BORRELLI: I mean, I hate to be on one
19 topic and get stuck here, but as I look at the house,
20 it's just kind of a weird situation we've got going
21 with that little garage on your right side, you know,
22 stuck there. It's almost on your house.

23 MARC RISHE: Yeah, that's the neighbor's
24 garage, correct.

25 MEMBER BORRELLI: Yeah. And then they've got

1 that huge garden, you know, going, as you continue,
2 right? But -- so I was just thinking, like, and then
3 what Mike said about, you know, that someone had said
4 that the driveway needs to go somewhere, as opposed
5 to looking like a parking lot. So I'm really kind of
6 stuck with that garage, which seems to carry the roof
7 of the garage that's not yours, plus the original
8 roof. I know that the roof line will be changing,
9 but it's sort of kind of a strange trio that you've
10 got going that too bad you can't keep the garage,
11 like you said, and possibly just move it to where you
12 would like it, so then your driveway doesn't become a
13 parking lot for the big Victorian on the corner, and
14 then it becomes a driveway going someplace. As Mike
15 had said, that they -- a driveway is supposed to lead
16 to something.

17 So if it's like a little carriage house in the
18 back, you know, you could make it look like a
19 little -- actually, you know, the duo, so it's not
20 just a house smack right up against the sidewalk.
21 It's like a -- now it's a duo with almost a trio on
22 the right side of that, one that's stuck to you,
23 almost, without -- that's nothing of your doing, you
24 know. But I don't know. I just think that the
25 garage kind of makes it less boxy, look -- makes it

1 less parking lot looking, you know, if you could
2 move it.

3 MARC RISHE: Yeah. I mean, I certainly
4 understand your point. I think, you know, it's --
5 it's hard to -- and I'm happy to -- also, if you want
6 to look at this plan again, how to add some
7 additional greenscaping on the other side of the
8 driveway --

9 CHAIR RATSEY WILLIAMS: Yeah.

10 MARC RISHE: -- like in the front of the yard,
11 if it's helpful. You know, he -- and he's looking at
12 it now.

13 CHAIR RATSEY WILLIAMS: Give us one.

14 MARC RISHE: You know, like sort of across the
15 front, where --

16 MEMBER BORRELLI: Okay.

17 MARC RISHE: Like where a picket fence or
18 something --

19 MEMBER BORRELLI: Yeah.

20 MARC RISHE: -- would otherwise be.

21 MEMBER BORRELLI: Yeah. Cute.

22 MARC RISHE: If that's helpful, you know.

23 MEMBER BORRELLI: Yeah.

24 MARC RISHE: Yeah, I just think just the
25 complication of, A, trying to move that garage, and

1 B, also now that would introduce another variance --

2 CHAIR RATSEY WILLIAMS: Zoning, yeah.

3 MARC RISHE: -- because the garage would be too
4 close to that. Now the garage would be too close to
5 the neighboring property.

6 MEMBER MC MAHON: Setbacks are the issues on
7 this thing.

8 CHAIR RATSEY WILLIAMS: Yeah. And he's gone
9 like --

10 MEMBER BORRELLI: Yeah.

11 CHAIR RATSEY WILLIAMS: Three times, four times.

12 MARC RISHE: And I just -- I don't think it's a
13 challenge with the neighboring property using the
14 driveway, because there will be a buffer, as we
15 talked about, there. It's a separate driveway.

16 MEMBER BORRELLI: Yeah.

17 MARC RISHE: There'll be separate curb cuts.

18 MEMBER BORRELLI: Yeah.

19 MARC RISHE: It kind of is -- will be
20 delineated, you know.

21 MEMBER BORRELLI: Okay, yeah.

22 MARC RISHE: And so -- and, again, happy to
23 add, happy to add some additional plantings in the
24 front, if that makes sense. I don't know, you know,
25 what is permitted or something else.

1 MEMBER BORRELLI: Plantings always makes sense.

2 MARC RISHE: Yeah. I just don't know which,
3 you know, what one. That's not my forte, you know,
4 whereas --

5 CHAIR RATSEY WILLIAMS: I would say -- I would
6 say separating from the blue house's driveway would
7 be the key.

8 MARC RISHE: The key, okay.

9 CHAIR RATSEY WILLIAMS: Yeah. It would also
10 define your property. It will make --

11 MEMBER BORRELLI: Yeah.

12 CHAIR RATSEY WILLIAMS: Make it for the eye,
13 also.

14 MARC RISHE: Right.

15 MEMBER BORRELLI: Yeah, make it look bigger,
16 also, because you don't even know where their
17 property ends --

18 MARC RISHE: Right, yeah, I agree.

19 MEMBER BORRELLI: -- and your property starts.

20 MARC RISHE: Oh, I agree.

21 MEMBER BORRELLI: So if you delineated and you
22 put plantings down, that's going to actually make
23 your house look bigger in a sense, you know, because
24 right now it looks small with no property, but there
25 actually is a decent size lot.

1 CHAIR RATSEY WILLIAMS: Yeah.

2 MARC RISHE: Yeah.

3 MEMBER BORRELLI: You know, sideways.

4 MEMBER CLAUDIO: To the east?

5 MEMBER BORRELLI: Yeah.

6 MARC RISHE: Yeah, I think that's it. It's
7 small, but it's -- you know, it's nice. It's --

8 MEMBER BORRELLI: Yeah, it is, it is.

9 MARC RISHE: It's in a -- you know, it's in a
10 great spot, so.

11 CHAIR RATSEY WILLIAMS: Any other comments
12 right now?

13 MEMBER CLAUDIO: Yeah. I'm back on the -- on
14 the driveway.

15 MARC RISHE: Okay.

16 MEMBER CLAUDIO: This is gone.

17 MARC RISHE: That's the -- that's the old plan,
18 yeah.

19 MEMBER CLAUDIO: So you're just having a fence
20 across the back?

21 MARC RISHE: It's -- yeah, and it's actually
22 just right, right here.

23 MEMBER CLAUDIO: Can you --

24 MARC RISHE: Yes.

25 MEMBER CLAUDIO: You're going to keep the

1 existing structure and just fill in the hole?

2 MARC RISHE: Fill in that hole, yeah?

3 MR. NOONE: Did you -- did you -- so, do you
4 want to look at that?

5 CHAIR RATSEY WILLIAMS: I think you got it.

6 MARC RISHE: Yeah.

7 CHAIR RATSEY WILLIAMS: Yeah.

8 MEMBER CLAUDIO: And your preference, personal
9 preference would be to have this not be gravelled.
10 But do I understand that, to make this more --

11 MARC RISHE: So, originally, we had -- again,
12 not to get into the complications with the Zoning
13 Board. There's a required front yard setback versus
14 a permitted front yard setback. So my front yard is
15 really very close to the street.

16 CHAIR RATSEY WILLIAMS: Yeah.

17 MARC RISHE: But they wanted the parking spaces
18 to be 30 feet from the front of the street, which
19 puts them in the -- way in the back.

20 MEMBER CLAUDIO: Oh.

21 MARC RISHE: So if I had my way, we would
22 probably do something like this, or, you know,
23 even -- you know, again, this is -- or one spot, you
24 know, and then have this all be usable backyard
25 space. But, unfortunately, that's not the case.

1 CHAIR RATSEY WILLIAMS: Didn't work.

2 MARC RISHE: So, correct.

3 MEMBER CLAUDIO: Okay.

4 MARC RISHE: You know, and I agree, that the --
5 I agree that having the two parking spaces right
6 there would not be the most ideal solution either,
7 but, you know. So --

8 MEMBER CLAUDIO: It's being handed to you. Can
9 I ask you, on this rendering, what is this? Is this
10 an entry to a basement?

11 MARC RISHE: No, that's just -- that's just
12 showing the -- some mechanicals. There's a --

13 MEMBER CLAUDIO: Some mechanical?

14 MARC RISHE: Yeah, it's underground. There's
15 a -- below there, there's a crawl space, so it's just
16 like the boiler for the property.

17 MEMBER CLAUDIO: Okay.

18 MARC RISHE: Because that, that drawing is for
19 more purposes than --

20 MEMBER CLAUDIO: Right.

21 CHAIR RATSEY WILLIAMS: Anything else, Janice?

22 MEMBER CLAUDIO: No, I'm good. I didn't make
23 my list.

24 CHAIR RATSEY WILLIAMS: Okay. I think I'm
25 speaking for the Board --

1 MEMBER CLAUDIO: Oh, wait. One -- you have in
2 your application, it says HardiePlank or similar.
3 That's gone. It's HardiePlank Arctic White; is that
4 correct?

5 MARC RISHE: Correct, that's what I'm --

6 MEMBER MC MAHON: And it's a --

7 MARC RISHE: Unless -- sorry. Unless the Board
8 would prefer a different color. I'm open to other
9 options.

10 CHAIR RATSEY WILLIAMS: No, that's --

11 MEMBER BORRELLI: That's pretty.

12 CHAIR RATSEY WILLIAMS: That's, you know --

13 MEMBER BORRELLI: Very pretty.

14 CHAIR RATSEY WILLIAMS: Okay. Speaking for the
15 Board, we would love to see another presentation
16 which would include elements appropriate for the
17 Historic District. We thank you very much for
18 working with us. And for future reference, you're
19 always welcome to come in with ideas for a property,
20 and just toss them around before you get into very
21 detailed plans.

22 MARC RISHE: To these meetings?

23 CHAIR RATSEY WILLIAMS: Pardon?

24 MARC RISHE: To these meetings?

25 CHAIR RATSEY WILLIAMS: Yes to these meetings.

1 MARC RISHE: Okay.

2 CHAIR RATSEY WILLIAMS: We're always open.

3 MARC RISHE: Even though I'm not on the agenda?

4 CHAIR RATSEY WILLIAMS: Yep.

5 MARC RISHE: Perfect.

6 CHAIR RATSEY WILLIAMS: Yeah. Or you can call
7 Mike and you can get on the agenda just to say you
8 want a discussion on a possible --

9 MARC RISHE: Okay. Yeah, I appreciate that.
10 Thank you.

11 CHAIR RATSEY WILLIAMS: -- rebuild or
12 something. And take some time, drive around, look at
13 the details we're talking about on the --

14 MARC RISHE: Yeah, I 100% know what you're
15 referring to.

16 CHAIR RATSEY WILLIAMS: Perfect. I'd like to
17 note our Commission is only voting on the work
18 described in your August 3rd, 2023 application. Any
19 other changes or new projects you wish to make you'll
20 have to come become before the Board.

21 Because this specific property is surrounded by
22 some of the most beautiful historic buildings in the
23 Historic District, and because, as discussed, the
24 proposed plans do not include really any historic
25 detail, I make a motion to deny this application at

1 this time. Is there a second?

2 MEMBER CLAUDIO: I second it.

3 CHAIR RATSEY WILLIAMS: All those in favor?

4 MEMBER BORRELLI: Aye.

5 MEMBER CLAUDIO: Aye.

6 MEMBER DEGEN: Aye.

7 MEMBER MC MAHON: Aye.

8 CHAIR RATSEY WILLIAMS: Aye.

9 All those opposed?

10 (No Response)

11 CHAIR RATSEY WILLIAMS: Motion carried.

12 Thank you. We look forward to working with you.

13 MARC RISHE: Thank you.

14 CHAIR RATSEY WILLIAMS: We promise.

15 MEMBER BORRELLI: It will be pretty at the end.

16 (Laughter)

17 MARC RISHE: I'm here, one more meeting to go.

18 CHAIR RATSEY WILLIAMS: Yes. *Agenda Item No. 5,*

19 *437 First Street, Suffolk County Tax Map 1001-4-6-39.*

20 Good evening, Nick.

21 NICHOLAS MAZZAFERRO: Yes, hi.

22 CHAIR RATSEY WILLIAMS: Would you step up to

23 our podium, Nick?

24 NICHOLAS MAZZAFERRO: I got a podium (laughter).

25 Hi. This is a pretty basic, straightforward request.

1 The homeowners would like to include the gate that is
2 protecting their driveway. They developed a pretty
3 fancy custom-made clear cedar gate. They're going to
4 paint it to match the existing trim color. I think
5 the house has already been here over the last couple
6 of years, because the main house has been redone.

7 CHAIR RATSEY WILLIAMS: Yes.

8 NICHOLAS MAZZAFERRO: Steve Schroeder did, he
9 spent a lot of time. I just got involved with the
10 gate portion. So there's a gate in the driveway, a
11 couple of side pieces to enclose the property,
12 because they actually have deer walking in their
13 yard. I don't know how they get there, but they do
14 get there, so.

15 CHAIR RATSEY WILLIAMS: Yeah.

16 NICHOLAS MAZZAFERRO: Also, you know, I want to
17 note that the -- I don't have any -- I came out of
18 the movie theater straight to here. I was -- didn't
19 get a chance to go home and get stuff for this, but
20 they're also custom making all the hardware.

21 MEMBER MC MAHON: Oh.

22 NICHOLAS MAZZAFERRO: And they're going to make
23 it have the fancy details, so that it stands out the
24 minute you swing the gate open. It has like long,
25 long brackets and over --

1 MEMBER BORRELLI: They're putting the gate in
2 the back, right?

3 NICHOLAS MAZZAFERRO: The gate is pushed back
4 about --

5 MEMBER BORRELLI: Yeah.

6 NICHOLAS MAZZAFERRO: Probably halfway down the
7 driveway.

8 CHAIR RATSEY WILLIAMS: You want to use this to
9 point out something?

10 NICHOLAS MAZZAFERRO: Yeah.

11 CHAIR RATSEY WILLIAMS: I have these here.

12 MR. NOONE: You can use --

13 CHAIR RATSEY WILLIAMS: Okay.

14 MR. NOONE: You can use mine, so you can -- you
15 can hold onto that.

16 CHAIR RATSEY WILLIAMS: Okay.

17 NICHOLAS MAZZAFERRO: So, yeah, that's the
18 gate.

19 MEMBER BORRELLI: Kind of like a deer gate.

20 NICHOLAS MAZZAFERRO: Exactly. They had a
21 temporary fence --

22 (Members and Applicant Speaking Simultaneously)

23 COURT REPORTER: If I can ask -- I'm sorry.

24 Excuse me. Excuse me. Okay. You have to speak one
25 at a time, and, also, I just need to have it more

1 clear, him looking at me.

2 CHAIR RATSEY WILLIAMS: Perfect.

3 NICHOLAS MAZZAFERRO: Okay.

4 CHAIR RATSEY WILLIAMS: Thank you.

5 NICHOLAS MAZZAFERRO: So the fence is going to
6 be located at the end of the hedge line. When you
7 look at the survey, it's going to be probably 50 feet
8 back from the street, and it's going to be located
9 where the house bumps out. So if you look at the
10 picture, it comes way back into here, it's past the
11 porch.

12 CHAIR RATSEY WILLIAMS: Here.

13 NICHOLAS MAZZAFERRO: Okay. So you -- I mean,
14 you have to be almost in line with it to see it from
15 the street. But they're just trying to keep the deer
16 out of the back yard is all.

17 CHAIR RATSEY WILLIAMS: Is this high enough for
18 deer?

19 NICHOLAS MAZZAFERRO: Well, it's not a deer
20 fence. I don't think they're going to be jumping,
21 you know. It's a regular -- I mean, the fence
22 height --

23 MEMBER BORRELLI: It says 8 feet.

24 NICHOLAS MAZZAFERRO: The posts are 8 feet
25 high, so the main gate in the middle peaks at 8 feet,

1 but it's mostly like around a 6-foot fence.

2 MEMBER MC MAHON: Uh-huh.

3 MEMBER DEGEN: Yeah.

4 NICHOLAS MAZZAFERRO: You know, they made it
5 architecturally pleasing by bringing it up 8 foot in
6 the middle, so.

7 MEMBER DEGEN: They're only allowed to do
8 6-foot in the Town.

9 CHAIR RATSEY WILLIAMS: On the road.

10 NICHOLAS MAZZAFERRO: This is 50 feet back from
11 the road.

12 CHAIR RATSEY WILLIAMS: This is 50 feet back
13 from the road.

14 MEMBER DEGEN: We were told on our house we
15 couldn't do anything over 6 feet in the back.

16 NICHOLAS MAZZAFERRO: Oh, even though -- even
17 though it's architecturally set up like this?
18 Because the main fence is 6 feet. The gate itself is
19 larger for architectural appeal.

20 CHAIR RATSEY WILLIAMS: I don't think --

21 NICHOLAS MAZZAFERRO: It's not really a fence,
22 it's more of a gate to protect the driveway. The
23 gate -- the fence part is only 6 feet. The gate part
24 that opens has got an arch in it to make it
25 appealing, so.

1 MEMBER MC MAHON: Yeah, there's a lot of height
2 to that house.

3 CHAIR RATSEY WILLIAMS: Yeah.

4 MEMBER MC MAHON: They could use it, no
5 problem.

6 CHAIR RATSEY WILLIAMS: And it's back from the
7 road.

8 NICHOLAS MAZZAFERRO: Yeah.

9 CHAIR RATSEY WILLIAMS: Yeah.

10 NICHOLAS MAZZAFERRO: But you're right on the
11 deer -- on the stationary fence, you're absolutely
12 right, you know, they max out. I mean, you have to
13 get special permission for a deer from Southold Town,
14 too, so. But the owners wanted it to be really like
15 stylish and kind of go with the porch and the house.

16 CHAIR RATSEY WILLIAMS: Yeah.

17 NICHOLAS MAZZAFERRO: They've done the house
18 over tremendously.

19 CHAIR RATSEY WILLIAMS: Tremendously. I love
20 the design, I think it's lovely. I have no issues or
21 questions.

22 MEMBER MC MAHON: No, that's lovely.

23 CHAIR RATSEY WILLIAMS: Anyone else?

24 MEMBER DEGEN: Looks great.

25 MEMBER BORRELLI: Looks great.

1 MEMBER MC MAHON: Good fence.

2 CHAIR RATSEY WILLIAMS: Thank you, Nick.

3 NICHOLAS MAZZAFERRO: Okay.

4 CHAIR RATSEY WILLIAMS: I'd like to note our
5 Commission is only voting on the work described in
6 your October 4, 2023 application. Any other changes
7 or new projects you wish to make, you'll have to come
8 back in front of the HPC. I hope that's clear.

9 NICHOLAS MAZZAFERRO: Yes.

10 CHAIR RATSEY WILLIAMS: I make a motion to
11 approve this application and issue a Certificate of
12 Appropriateness, as the application is in keeping
13 with the criteria in Greenport Village Code
14 Section 76-7. Is there a second?

15 MEMBER BORRELLI: I'll second.

16 MEMBER MC MAHON: Second.

17 CHAIR RATSEY WILLIAMS: All those in favor?

18 MEMBER BORRELLI: Aye.

19 MEMBER CLAUDIO: Aye.

20 MEMBER DEGEN: Aye.

21 MEMBER MC MAHON: Aye.

22 CHAIR RATSEY WILLIAMS: Aye.

23 All those opposed?

24 (No Response)

25 CHAIR RATSEY WILLIAMS: Motion carried.

1 Thank you, Nick.

2 NICHOLAS MAZZAFERRO: Thank you very much.

3 CHAIR RATSEY WILLIAMS: Agenda Item -- thank
4 you. *Agenda Item No. 6, 135 Bay Avenue. Suffolk*
5 *County Tax Map #1001-5-3-2.*

6 BRIDGET ELKIN: Hi. Bridget Elkin, 135 Bay
7 Avenue.

8 CHAIR RATSEY WILLIAMS: Perfect. Thank you.

9 BRIDGET ELKIN: Yeah.

10 CHAIR RATSEY WILLIAMS: Would you like to tell
11 us a little about the details?

12 BRIDGET ELKIN: Sure. So we purchased this
13 home about a year-and-a-half ago, and we actually
14 didn't intend to repaint it this early. This past
15 spring, we discovered a lot of rot in the window
16 trim, actually, a tremendous amount. My two-year-old
17 daughter had knocked a baluster through on one of
18 the --

19 CHAIR RATSEY WILLIAMS: What? I'm sorry, a
20 little louder.

21 BRIDGET ELKIN: Knocked over a baluster --

22 CHAIR RATSEY WILLIAMS: Oh.

23 BRIDGET ELKIN: -- from the porch.

24 CHAIR RATSEY WILLIAMS: Oh.

25 BRIDGET ELKIN: So I think what was happening

1 before is the past homeowners, who were very lovely,
2 were living in Florida, and their painter was coming
3 up every spring before they got there and was just
4 painting over, over, over, so no one was really
5 noticing there was a tremendous amount of water
6 getting in. And even when, you know, Ted Schroeder
7 came over and sticking his hand through it, you would
8 never imagine it would be rotten, but when he did, it
9 was pretty rotten. So --

10 CHAIR RATSEY WILLIAMS: Yeah, that really is
11 rotten.

12 BRIDGET ELKIN: Yeah. So I kind of spiraled
13 with this project, that we never would have done
14 during the summer, because we're -- that's our
15 busiest time of the year for Eric and I as real
16 estate agents. So this was sort of a disaster to get
17 into the process of this. It was -- you know, Ted
18 starting working right away, and we thought we had
19 more time than we actually did to give him paint
20 colors. And so I kind of went into this very dark,
21 long rabbit hole of trying to figure out colors for
22 this house.

23 And, originally, I was thinking we'll just, you
24 know, paint it white, but I think a Victorian just
25 sort of rejects white, you know. And once the primer

1 went up, we just realized white is not right for this
2 house. So I tried to find a color that was not too
3 bold, but gave it -- it was clearly not white, but --
4 and I started -- started with Historic, the Historic
5 Collection for Williamsburg and Historic in Benjamin
6 Moore. But eventually I landed on a color that's
7 very close to one of their colors, which is French
8 Canvas, for the siding, which is Hardie board,
9 actually, a clapboard style. And then for the trim,
10 Ted Schroeder like felt like he wanted it to have
11 some good contrast, and so we picked a white, White
12 Dove.

13 Part of the reason for picking White Dove, I
14 guess, is it covers very nicely. Some other whites
15 that are popular need several coats and they just
16 don't cover. And that the L -- the light reflected
17 that. We don't have any trees on the property. This
18 property lost a big, giant silver beech tree a few
19 years ago, and it -- so it gets a lot of sunlight.
20 It gets -- it's almost -- it's blinding. And so when
21 I was doing certain whites, just the Light Reflective
22 Value was too high. So I went for one that was like
23 a little bit lower, so that in the summer it's not so
24 crazy, the trim.

25 CHAIR RATSEY WILLIAMS: So this one is now the

1 color of the house?

2 BRIDGET ELKIN: Of the siding, yes.

3 CHAIR RATSEY WILLIAMS: Correct.

4 BRIDGET ELKIN: Yeah, yeah. It's not up.

5 There's one section where it's up.

6 CHAIR RATSEY WILLIAMS: I'm sorry?

7 BRIDGET ELKIN: Yeah, it's not on the house
8 yet, but yeah.

9 CHAIR RATSEY WILLIAMS: No. No, I know it.

10 BRIDGET ELKIN: Yeah.

11 CHAIR RATSEY WILLIAMS: I, for whatever reason,
12 I though maybe because it's primed, I thought it was
13 the reverse, this was the trim.

14 BRIDGET ELKIN: It's just because it's primed.

15 CHAIR RATSEY WILLIAMS: Do you think there's
16 going to be enough balance between the two?

17 BRIDGET ELKIN: You mean the contrast, is that,
18 or --

19 CHAIR RATSEY WILLIAMS: With the trim color.

20 BRIDGET ELKIN: You don't think -- in the sense
21 that there's not enough contrast, or it doesn't
22 match?

23 CHAIR RATSEY WILLIAMS: Um --

24 BRIDGET ELKIN: Or does it go together?

25 CHAIR RATSEY WILLIAMS: Oh, no, will definitely

1 match.

2 BRIDGET ELKIN: Oh, okay.

3 CHAIR RATSEY WILLIAMS: Yes. I meant sometimes
4 on -- well, on Victorian houses, often the trim is --
5 how do I describe it?

6 MEMBER CLAUDIO: Contrasting?

7 CHAIR RATSEY WILLIAMS: Very -- much more
8 contrasting.

9 MEMBER CLAUDIO: On the color.

10 BRIDGET ELKIN: Yeah.

11 CHAIR RATSEY WILLIAMS: To show the detail.

12 BRIDGET ELKIN: Yeah.

13 CHAIR RATSEY WILLIAMS: I wonder if this is
14 going to show the detail.

15 BRIDGET ELKIN: I mean, if you -- looking at
16 the house now with the primer on the trim, like, and
17 he did paint a small section for us up top, the --
18 what do they call the shingles that are --

19 MEMBER CLAUDIO: The pitch up top.

20 MEMBER BORRELLI: The scallop.

21 BRIDGET ELKIN: Yeah.

22 MEMBER BORRELLI: Scallop shingles.

23 BRIDGET ELKIN: So he painted that, and there
24 is some nice --

25 MEMBER CLAUDIO: So that is real, the final

1 colors in -- in the pitch of the house?

2 BRIDGET ELKIN: It is. The pitch right now is
3 like a sample, so -- and then the siding color,
4 that -- the siding color on there now is actually the
5 primer, which is a bit more yellow and matchy-matchy
6 to this.

7 MEMBER CLAUDIO: Uh-huh.

8 BRIDGET ELKIN: The White Dove that we picked
9 would be a step up in contrast. So I think it would
10 have -- I think it would be -- you know, it's not
11 the -- it's certainly not what it was. They had
12 seven colors on there before, and, you know, bright
13 blue and yellow and --

14 CHAIR RATSEY WILLIAMS: Blues and yellow, right.

15 MEMBER BORRELLI: And green.

16 BRIDGET ELKIN: Yeah. But this like -- it is a
17 green, the -- you know, we just sort of like the
18 white of the trim. And I do think that Ted's work,
19 the way that he is sanding and sanding and sanding,
20 and defining, you know, that will, I think, bring out
21 a lot of the detail, even though it's white.

22 CHAIR RATSEY WILLIAMS: Okay. Are there any
23 questions?

24 (No Response)

25 CHAIR RATSEY WILLIAMS: I have to say, I'm

1 thrilled that someone who knows architecture and
2 real estate and the -- has bought this house, because
3 it's a treasure.

4 BRIDGET ELKIN: That's nice, yeah.

5 CHAIR RATSEY WILLIAMS: And I love the fact
6 that you're going to take care of it and preserve it.
7 But that said, as a top realtor, you should also know
8 you're in the Historic District, and no work, no work
9 should be done on the outside --

10 BRIDGET ELKIN: Yeah.

11 CHAIR RATSEY WILLIAMS: -- before coming --

12 BRIDGET ELKIN: Yeah.

13 CHAIR RATSEY WILLIAMS: -- to the Commission

14 BRIDGET ELKIN: Yeah, that's definitely on us.
15 I think, you know, the -- again, it was like a busy
16 time of year for us, and we just kind of -- it was a
17 safety hazard, honestly, for our daughters. We
18 couldn't leave rotten balustrades on our porches that
19 we use every day. So, you know, I didn't really
20 think of the primer as work.

21 CHAIR RATSEY WILLIAMS: Yeah.

22 BRIDGET ELKIN: But yes, I understand that was
23 taking away the existing -- while I have you, and I
24 know we have to come back to this, but can I -- can I
25 throw a couple of other things that we might be doing

1 to the -- just, for feedback?

2 CHAIR RATSEY WILLIAMS: Oh, you can introduce
3 them, but we can't vote them.

4 BRIDGET ELKIN: Of course, yeah, I know.

5 CHAIR RATSEY WILLIAMS: Yes, certainly.

6 BRIDGET ELKIN: Okay. You want me to do that
7 after?

8 CHAIR RATSEY WILLIAMS: I would think we should
9 maybe close it out.

10 BRIDGET ELKIN: Yeah, yes.

11 CHAIR RATSEY WILLIAMS: Close out the vote
12 first --

13 MEMBER MC MAHON: Uh-huh.

14 CHAIR RATSEY WILLIAMS: -- and then we could
15 discuss that.

16 BRIDGET ELKIN: Okay.

17 CHAIR RATSEY WILLIAMS: And I would also like
18 to say, as a realtor, if you could do P.R. for us.
19 If you're selling houses --

20 BRIDGET ELKIN: Yes.

21 CHAIR RATSEY WILLIAMS: -- in the Historic
22 District --

23 BRIDGET ELKIN: Yes.

24 CHAIR RATSEY WILLIAMS: -- make it clear, and a
25 lot of people don't know it, and share that the map

1 is on the Village website.

2 BRIDGET ELKIN: Totally. And I -- and two
3 points on that. One is that it was nice, and I heard
4 before, like I didn't realize you could come here and
5 kind of talk about ideas before you --

6 CHAIR RATSEY WILLIAMS: Uh-huh.

7 BRIDGET ELKIN: Which makes a lot of sense.
8 And I'm just curious at this point. The end of
9 Bay Street isn't in the Historic District. Is there
10 a reason for that?

11 CHAIR RATSEY WILLIAMS: Is there -- I'm sorry.

12 BRIDGET ELKIN: At the end of Bay Street, so
13 part of our block -- Bay Avenue, sorry.

14 CHAIR RATSEY WILLIAMS: Yeah.

15 BRIDGET ELKIN: Is not in the Historic
16 District.

17 CHAIR RATSEY WILLIAMS: I don't have the happen
18 map --

19 BRIDGET ELKIN: Yeah.

20 CHAIR RATSEY WILLIAMS: -- in front of me right
21 now.

22 BRIDGET ELKIN: I'll bring it up at a different
23 meeting.

24 CHAIR RATSEY WILLIAMS: Yeah.

25 BRIDGET ELKIN: It seems like an odd --

1 CHAIR RATSEY WILLIAMS: I tried to print it out
2 for this meeting.

3 BRIDGET ELKIN: Yeah.

4 CHAIR RATSEY WILLIAMS: But it -- it's so large
5 that --

6 BRIDGET ELKIN: Yeah.

7 CHAIR RATSEY WILLIAMS: -- the whole map
8 doesn't print out.

9 BRIDGET ELKIN: Yes.

10 CHAIR RATSEY WILLIAMS: So I can get a copy for
11 you, if you want.

12 BRIDGET ELKIN: I have it.

13 CHAIR RATSEY WILLIAMS: Okay, you already
14 have it.

15 MEMBER BORRELLI: Before we close out, can I
16 just ask a question?

17 CHAIR RATSEY WILLIAMS: Yes.

18 MEMBER BORRELLI: So on all of the -- do you
19 have like -- like corbels, and do you have like
20 little balls, and do you have --

21 BRIDGET ELKIN: Well --

22 MEMBER BORRELLI: -- turns, like because I --
23 looking at it, I know I can see the house. I know
24 you've got the scallops in the roof, you know, on the
25 side of the house and stuff.

1 BRIDGET ELKIN: Yeah, we have the returns and
2 the --

3 MEMBER BORRELLI: Yeah, but --

4 BRIDGET ELKIN: So this is what it looked like
5 before it was painted. This piece, this gingerbread
6 piece was pretty rotted out. And the last owner had
7 it made, it's not original, so --

8 MEMBER BORRELLI: So my question actually
9 becomes, this would --

10 CHAIR RATSEY WILLIAMS: How much trim, yeah.

11 MEMBER BORRELLI: Like we told Marc.

12 CHAIR RATSEY WILLIAMS: Yeah.

13 MEMBER BORRELLI: So my question is, so the
14 whole clapboard is going down in the more pearly
15 color, right, and not white. And then --

16 BRIDGET ELKIN: So all of the siding is going
17 to be the French Canvas.

18 MEMBER BORRELLI: Right.

19 BRIDGET ELKIN: Yeah.

20 MEMBER BORRELLI: And then all of the trim is
21 going to be in white. Regardless of whether you have
22 any kind of details it's just going to be
23 monochromatic, all white.

24 BRIDGET ELKIN: That's the -- that's the plan.

25 MEMBER BORRELLI: Your windows, your roofing,

1 your --

2 BRIDGET ELKIN: Which is not different than
3 what it was, that's -- every -- all the trim on here
4 is currently all white. The only trim that is not is
5 the railings on the bannister is green.

6 CHAIR RATSEY WILLIAMS: But the house was
7 yellow, so there was more contrast.

8 BRIDGET ELKIN: Yeah, but the trim, the same
9 trim, we're not -- the same color they had, which was
10 like an off-white --

11 CHAIR RATSEY WILLIAMS: Right.

12 BRIDGET ELKIN: -- is just going to be this,
13 now white.

14 MEMBER BORRELLI: So could you -- okay. So you
15 really don't have the sort of decorative stuff going
16 on, you've just got fascia kind of stuff.

17 BRIDGET ELKIN: Yeah.

18 MEMBER BORRELLI: Except for the porch.

19 CHAIR RATSEY WILLIAMS: It's a beautiful roof
20 line.

21 BRIDGET ELKIN: Yeah.

22 CHAIR RATSEY WILLIAMS: It's gorgeous.

23 MEMBER BORRELLI: You got that here. You
24 might -- I don't know. I mean, just something to
25 consider, maybe a third color.

1 BRIDGET ELKIN: Sure. Yes, I know. I know, yes.

2 MEMBER BORRELLI: Just on -- you know, because
3 the Victorians, they put the detail on it for a
4 reason.

5 BRIDGET ELKIN: I know, I know.

6 MEMBER BORRELLI: If you want to see a
7 completely monochromatic white house --

8 MEMBER MC MAHON: Yes.

9 MEMBER BORRELLI: -- Victorian, the one is
10 on --

11 MEMBER MC MAHON: Mine.

12 MEMBER BORRELLI: On First Street.

13 MEMBER MC MAHON: Mine.

14 (Laughter)

15 MEMBER BORRELLI: Yeah. No, I'm just asking.
16 There's the one on First Street right after. It's
17 like sort of like -- there's one being built as
18 you're coming, walking from the IGA and you're going
19 north.

20 BRIDGET ELKIN: Yeah. Oh, yes, I know.

21 MEMBER BORRELLI: The first new one on the left side.

22 BRIDGET ELKIN: Yes, with the hedge.

23 MEMBER BORRELLI: Is all --

24 BRIDGET ELKIN: Yeah.

25 MEMBER BORRELLI: All white.

1 BRIDGET ELKIN: Yeah.

2 MEMBER BORRELLI: All, everything.

3 BRIDGET ELKIN: Yes, I do know that.

4 MEMBER BORRELLI: Just to give you an idea of
5 what to look at, you know.

6 BRIDGET ELKIN: And, truly, I think if you --
7 if you walked by the house now, you'll see at the
8 top, it does not look white.

9 CHAIR RATSEY WILLIAMS: The contrast.

10 BRIDGET ELKIN: It doesn't look white.

11 MEMBER BORRELLI: I think white is fine.

12 BRIDGET ELKIN: Yeah.

13 MEMBER BORRELLI: I'm just wondering if you --

14 BRIDGET ELKIN: Yeah.

15 MEMBER BORRELLI: If you had thought --

16 BRIDGET ELKIN: And, actually, what I really
17 wanted was something that wouldn't look white in the
18 summer as well, because it has lots of light, I
19 wanted -- again, the L -- and also my --

20 MEMBER BORRELLI: Yeah. The LRV to be low
21 enough, so that --

22 MEMBER BORRELLI: Right.

23 BRIDGET ELKIN: -- in the bright sun it
24 wouldn't look white as well --

25 MEMBER BORRELLI: Right.

1 BRIDGET ELKIN: -- because that can happen,
2 too, yeah.

3 MEMBER DEGEN: Ad it's going to reflect like
4 the cherry blossoms and anything on the street.

5 BRIDGET ELKIN: Right, right. Yes, yes.

6 MEMBER MC MAHON: But you're speaking to the
7 man who lives in a house that's all white --

8 BRIDGET ELKIN: Yes.

9 MEMBER MC MAHON: -- you know, aside from the
10 Robins Egg Blue with the Martha Stewart porch blue
11 ceiling.

12 MEMBER BORRELLI: And you -- I was going to
13 say --

14 BRIDGET ELKIN: Like your white is not like
15 super white.

16 MEMBER MC MAHON: It's Dove.

17 CHAIR RATSEY WILLIAMS: This? Yeah.

18 MEMBER MC MAHON: It is Dove White, yeah.

19 BRIDGET ELKIN: Exactly, yes.

20 MEMBER MC MAHON: Aside from the all the mold
21 and everything there, it's Dove White.

22 BRIDGET ELKIN: Yeah.

23 (Laughter)

24 BRIDGET ELKIN: And I have that here. Thank you.

25 CHAIR RATSEY WILLIAMS: Okay. That said, I

1 would like note our Commission is only voting on the
2 work described in your October 16th, 2023
3 application. Any other changes or new projects you
4 wish to make, you'll have to come back in front of
5 the HPC again. I hope that's clear.

6 I make a motion to approve the application and
7 issue a Certificate of Appropriateness, as the
8 application is in keeping with the criteria in
9 Greenport Village Code Section 76-7. Is there a
10 second?

11 MEMBER MC MAHON: Second.

12 MEMBER BORRELLI: I'll second.

13 CHAIR RATSEY WILLIAMS: All those in favor?

14 MEMBER BORRELLI: Aye.

15 MEMBER CLAUDIO: Aye.

16 MEMBER DEGEN: Aye.

17 MEMBER MC MAHON: Aye.

18 CHAIR RATSEY WILLIAMS: Aye.

19 All of those opposed?

20 (No Response)

21 CHAIR RATSEY WILLIAMS: Motion carried. Thank you.

22 BRIDGET ELKIN: Thanks.

23 MEMBER MC MAHON: Thank you.

24 CHAIR RATSEY WILLIAMS: Now, you may ask a few
25 questions.

1 BRIDGET ELKIN: Sure. So we were thinking
2 about putting two gas lanterns on either side of the
3 front door, and then replacing now the basic white
4 shutters with copper. I'm sorry, not shutters,
5 gutters.

6 MEMBER BORRELLI: Right.

7 BRIDGET ELKIN: Gutters with copper gutters.

8 MEMBER BORRELLI: Perfect.

9 BRIDGET ELKIN: And then maybe down the road,
10 and this is an eventual thing, but the side porch
11 that is now, it's used as a screened in porch, and we
12 have ideas of maybe enclosing it with -- and, of
13 course, in style, you know, with a lot of glass
14 windows, and that would be down the line, but --

15 MEMBER BORRELLI: Uh-huh.

16 BRIDGET ELKIN: -- just those are the basic
17 stuff.

18 CHAIR RATSEY WILLIAMS: Well, if you get to
19 that stage --

20 BRIDGET ELKIN: Yeah.

21 CHAIR RATSEY WILLIAMS: -- and you have some
22 ideas, please attend a meeting, or contact Mike --

23 BRIDGET ELKIN: Okay.

24 CHAIR RATSEY WILLIAMS: -- and just say you'd
25 like to be put on the agenda just for discussion --

1 BRIDGET ELKIN: Okay.

2 CHAIR RATSEY WILLIAMS: -- with no application,
3 and we'd be happy to share it.

4 BRIDGET ELKIN: Great.

5 MEMBER BORRELLI: Just a -- just an idea
6 for you.

7 BRIDGET ELKIN: Yeah.

8 MEMBER BORRELLI: I don't know how long you've
9 been around, but the -- on Webb Street and
10 Main Street --

11 BRIDGET ELKIN: Yeah.

12 MEMBER BORRELLI: -- on the corner, there's a
13 big house that used to be white and now it's bluish.

14 BRIDGET ELKIN: It's a lot of colors, yeah.

15 MEMBER BORRELLI: Right. It had a glassed-in,
16 beautifully glassed-in porch.

17 BRIDGET ELKIN: Ah.

18 MEMBER BORRELLI: And the glass was like,
19 like -- almost like a herringbone floor, but in
20 glass.

21 BRIDGET ELKIN: Oh, very cool.

22 MEMBER BORRELLI: It was almost spectacular.
23 And they removed all of that glass in that closed-in
24 porch and made it a porch. So they're doing the
25 reverse of what you're -- you're trying to do.

1 BRIDGET ELKIN: Stunning.

2 MEMBER BORRELLI: So maybe if you can find old
3 photos.

4 BRIDGET ELKIN: Yeah.

5 MEMBER BORRELLI: And I'm not talking that old,
6 just since this house turned blue.

7 BRIDGET ELKIN: Yeah.

8 MEMBER BORRELLI: So that maybe is like five.

9 BRIDGET ELKIN: Yeah.

10 MEMBER BORRELLI: Five years or six years.

11 BRIDGET ELKIN: In this house, yeah.

12 MEMBER BORRELLI: So if you go back and try and
13 find a photo, there -- they undid what you want to
14 do, maybe you'll see.

15 BRIDGET ELKIN: Cool.

16 MEMBER BORRELLI: You know, you get an idea if
17 you like it, you don't like it, or just, you know --

18 BRIDGET ELKIN: Great, I could look into, yeah.

19 MEMBER BORRELLI: -- before you start, you
20 know.

21 BRIDGET ELKIN: Yeah, I definitely will.

22 MEMBER BORRELLI: Yeah.

23 BRIDGET ELKIN: Thank you.

24 MEMBER CLAUDIO: Out of curiosity, how do you
25 have a gas lantern? Are you --

1 BRIDGET ELKIN: Well, not.

2 MEMBER CLAUDIO: Propane?

3 BRIDGET ELKIN: We would be putting in gas.

4 MEMBER CLAUDIO: A propane source?

5 BRIDGET ELKIN: Yeah. The same people that
6 would put in a fireplace would run a line and get --

7 CHAIR RATSEY WILLIAMS: Yeah, Frances Holden
8 has it.

9 MEMBER CLAUDIO: I -- well, I thought she was
10 down the Main Road, because the gas does go down --
11 the North Road you're talking about?

12 CHAIR RATSEY WILLIAMS: Oh, no. Frances lives
13 on Bay, on --

14 MEMBER MC MAHON: Yeah, and so does my neighbor
15 across the street has gas lanterns.

16 CHAIR RATSEY WILLIAMS: Yeah.

17 MEMBER BORRELLI: Yeah.

18 CHAIR RATSEY WILLIAMS: She has gas lanterns.
19 And then on the little brown cottage on the end of
20 Main Street, but the North Road has it.

21 BRIDGET ELKIN: Yes, exactly.

22 CHAIR RATSEY WILLIAMS: Yeah.

23 MEMBER MC MAHON: And Gleason across the street
24 from me as well.

25 CHAIR RATSEY WILLIAMS: Oh, really?

1 MEMBER CLAUDIO: If I had known it, I could
2 have had it.

3 CHARLIE KULSZISKI: There's one on Manor or
4 somewhere with that, too --

5 BRIDGET ELKIN: Yes.

6 CHARLIE KULSZISKI: -- toward the hospital.

7 MEMBER MC MAHON: Yeah. No, they're
8 traditional, they're appropriate.

9 BRIDGET ELKIN: Yeah. Thank you, everyone.

10 CHAIR RATSEY WILLIAMS: Thank you, Bridget.

11 MEMBER BORRELLI: Okay, bye.

12 CHAIR RATSEY WILLIAMS: Charlie, would you like
13 to, before we close out, have any --

14 CHARLIE KULSZISKI: No, not really. I would
15 say -- Charlie Kulsziski -- I appreciate your
16 11 North Street decision so much, that you brought up
17 this very plain house that --

18 CHAIR RATSEY WILLIAMS: Thank you.

19 CHARLIE KULSZISKI: -- I thought it was just
20 going to go right by, and I'm just so glad that was
21 talked about.

22 CHAIR RATSEY WILLIAMS: Thank you.

23 MEMBER MC MAHON: Thank you, appreciate it.

24 CHAIR RATSEY WILLIAMS: Thank you very much.

25 All right. Agenda Item No. 7, it is --

1 MEMBER CLAUDIO: I have a -- I have a question
2 before we close.

3 CHAIR RATSEY WILLIAMS: Okay. Excuse me.

4 MEMBER CLAUDIO: Could we make a recommend -- I
5 understand that the Zoning Board had a big
6 discussion, and I don't -- I didn't follow it, I
7 didn't read it, but it appears to my eye that what's
8 being somewhat dictated on this 11 North is not as
9 attractive as it might be.

10 CHAIR RATSEY WILLIAMS: A driveway with cars
11 like this.

12 MEMBER CLAUDIO: Right.

13 CHAIR RATSEY WILLIAMS: So you say to your
14 partner, your friend, your roommate --

15 MEMBER BORRELLI: Park behind.

16 CHAIR RATSEY WILLIAMS: -- could you pull, pull
17 your car up and get behind.

18 MEMBER BORRELLI: Yeah.

19 CHAIR RATSEY WILLIAMS: Yeah.

20 MEMBER CLAUDIO: But they made the driveway so
21 wide and sacrificed the backyard. It just -- I don't
22 know. It seems counterintuitive.

23 CHAIR RATSEY WILLIAMS: I would make a
24 suggestion that we all read the minutes on that
25 meeting. If you go onto the Village website, click

1 on Agendas, then you'll find 11 North. I think it
2 was July, actually, or the one I saw was July, and
3 then go through the minutes and see what the
4 decisions were. Okay?

5 MEMBER CLAUDIO: Yeah, no --

6 CHAIR RATSEY WILLIAMS: I agree with you, I
7 think the driveway is too wide for the property, but
8 I'm not on the Zoning. Yes, okay.

9 Ready? It is 5:58. I make a motion to adjourn
10 this meeting. Do I have a second?

11 MEMBER MC MAHON: Second.

12 MEMBER BORRELLI: Second.

13 CHAIR RATSEY WILLIAMS: All those in favor?

14 MEMBER BORRELLI: Aye.

15 MEMBER CLAUDIO: Aye.

16 MEMBER DEGEN: Aye.

17 MEMBER MC MAHON: Aye.

18 CHAIR RATSEY WILLIAMS: Aye.

19 All those opposed?

20 (No Response)

21 CHAIR RATSEY WILLIAMS: Motion carried. Thank
22 you, everyone. And thank you, Lucia --

23 MEMBER BORRELLI: Good night.

24 CHAIR RATSEY WILLIAMS: -- and Mike, for the
25 work you've put into making our meetings as easy as

1 possible. Thank you.

2 (The Meeting was Adjourned at 5:58 p.m.)

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