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VILLAGE OF GREENPORT

COUNTY OF SUFFOLK : STATE OF NEW YORK

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HISTORIC PRESERVATION COMMISSION

REGULAR MEETING

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Third Street Firehouse

Greenport, New York 11944

May 16, 2024

5:00 p.m.

BEFORE:

JANE RATSEY WILLIAMS - CHAIRPERSON

ROSELLE BORRELLI - MEMBER

FRANK DEGEN - MEMBER

JANICE CLAUDIO - MEMBER (Absent)

DENNIS MCMAHON - MEMBER (Absent)

ALSO PRESENT:

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 May 16th, 2024 meeting
5 of the Historic Preservation, at the Station One
6 Firehouse. Will the other Board Members, please,
7 introduce themselves.

8 MEMBER BORRELLI: Roselle Borrelli.

9 MEMBER DEGEN: Frank Degen.

10 CHAIR RATSEY WILLIAMS: Thank you. Please
11 note Janice Claudio and Dennis McMahon are absent
12 this evening, but we have a quorum.

13 *Agenda Item No. 1, motion to accept and*
14 *approve the minutes of the April 18th, 2024 Regular*
15 *Meeting. Do I have a second?*

16 MEMBER DEGEN: Second.

17 CHAIR RATSEY-WILLIAMS: All those in favor?

18 MEMBER BORRELLI: Aye.

19 MEMBER DEGEN: Aye.

20 CHAIR RATSEY WILLIAMS: Aye.

21 All those opposed?

22 (No Response)

23 CHAIR RATSEY WILLIAMS: Motion carried.

24 *Item No. 2, motion to schedule the next*
25 *Historic Preservation Commission meeting for 5 p.m.*

1 *on Thursday, June 20, 2024, at the Station One*
2 *Firehouse, on the corner of Third and South*
3 *Streets.* Do I have a second?

4 MEMBER BORRELLI: Second.

5 MEMBER DEGEN: Second.

6 CHAIR RATSEY-WILLIAMS: All those in favor?

7 MEMBER BORRELLI: Aye.

8 MEMBER DEGEN: Aye.

9 CHAIR RATSEY WILLIAMS: Aye.

10 All those opposed?

11 (No Response)

12 CHAIR RATSEY WILLIAMS: Motion carried.

13 *Discussion and possible motion on the*
14 *application of 314 Main Street, Suffolk County Tax*
15 *Map #1001-4-3-27.*

16 MR. NOONE: Which property is this, Jane?

17 I'm sorry.

18 CHAIR RATSEY WILLIAMS: I'm sorry?

19 MR. NOONE: Did you, did you jump ahead.

20 CHAIR RATSEY WILLIAMS: I did the number.

21 MEMBER BORRELLI: No. Is that No. 3?

22 MR. NOONE: Because I think you gave the
23 Tax Map number for 526 Main Street. Did you want
24 to jump ahead and do that first?

25 CHAIR RATSEY-WILLIAMS: I'm sorry. Did I put

1 it in the wrong order? 314 is No. 3.

2 MR. NOONE: 314 has a Tax Map number of
3 4-7-27.

4 CHAIR RATSEY-WILLIAMS: Oh.

5 MR. NOONE: That's --

6 CHAIR RATSEY WILLIAMS: Yes, thank you. I
7 read it wrong.

8 MR. NOONE: That's quite all right. Tax Map
9 for 3, 4-7-27.

10 CHAIR RATSEY-WILLIAMS: 4-7-27. Excuse me.

11 MEMBER BORRELLI: Yes.

12 CHAIR RATSEY-WILLIAMS: Thank you. This is --
13 is someone here to represent this?

14 MR. ERDEM: Yes, ma'am.

15 (Fire Department Siren Sounded)

16 CHAIR RATSEY-WILLIAMS: Thank you. Would you
17 come up to the podium, and as soon as the alarm
18 stops, would you introduce yourself, please?

19 Frank, do you want to turn around so you
20 could face him? Good evening, welcome.

21 MR. ERDEM: Thank you. Thanks for having me
22 today. I am Zach Erdem, I'm owner of the Zeytin
23 Restaurant, 314 Main Street, Greenport, also
24 441 Main Street, Greenport, Zey Hotel.

25 CHAIR RATSEY WILLIAMS: Thank you very much.

1 MR. ERDEM: My pleasure.

2 CHAIR RATSEY WILLIAMS: Do you want to just
3 give us an overview of the project?

4 MR. ERDEM: Yes.

5 CHAIR RATSEY WILLIAMS: It seems quite simple.

6 MR. ERDEM: Yes. As you know, that we opened
7 last year and we've been trying to get a sign for
8 outdoor. When you pass by the Main Street, the
9 place looks like abandoned at this moment, people
10 don't know what exactly it is. We'd like to have a
11 sign that shows our name and a brand and --

12 CHAIR RATSEY-WILLIAMS: Yeah, we all --

13 MR. ERDEM: It's exactly how it looks.

14 CHAIR RATSEY WILLIAMS: Yes, we have that in
15 our packages. Thank you.

16 MR. ERDEM: Yes, ma'am.

17 CHAIR RATSEY-WILLIAMS: My guess is, then,
18 that the color chosen is because you think it will
19 be easier seeing from the street.

20 MR. ERDEM: It will be easier to see it when
21 you pass by, then you will basically kind of pop up
22 with that color. It's not my favorite color,
23 orange, but --

24 CHAIR RATSEY WILLIAMS: Yes.

25 MR. ERDEM: -- it will be a nice color to the

1 people who pass by to see it.

2 CHAIR RATSEY WILLIAMS: It's also not one of
3 my favorite colors, but I understand that the
4 building is set back quite far and this would make
5 it easier to see.

6 MR. ERDEM: Thank you.

7 CHAIR RATSEY WILLIAMS: Does anyone have any
8 questions?

9 (No Response)

10 CHAIR RATSEY WILLIAMS: I notice, Zach, in
11 materials about the restaurant, about you,
12 etcetera, the Z and the E are usually capitalized,
13 and the R-D-E-M are lower case.

14 MR. ERDEM: It is my first name, Zach.

15 CHAIR RATSEY WILLIAMS: Right.

16 MR. ERDEM: Erdem. ZE is the capital for
17 those, then Erdem is my last name.

18 CHAIR RATSEY WILLIAMS: But the sign is not
19 written in that format.

20 MR. ERDEM: I know, it's all straight for
21 what --

22 CHAIR RATSEY WILLIAMS: That's --

23 MR. ERDEM: Yes, ma'am.

24 CHAIR RATSEY WILLIAMS: That was my question.

25 MR. ERDEM: Yes.

1 CHAIR RATSEY WILLIAMS: I notice that
2 traditionally you use it the other way.

3 MR. ERDEM: Correct, you're right.

4 CHAIR RATSEY WILLIAMS: But the sign is not.

5 MR. ERDEM: Yeah, the sign is going to be
6 straight, exactly the way it is.

7 CHAIR RATSEY WILLIAMS: Okay.

8 MEMBER BORRELLI: Maybe it doesn't have
9 anything to do with the sign, but I was just
10 wondering, in the future, do you have any plans to
11 remove the vinyl siding or do any other things to
12 the restaurant?

13 MR. ERDEM: What would you like me to remove?

14 MEMBER BORRELLI: To -- the siding on the
15 house, to make it a little more --

16 MR. ERDEM: It will be more presentable,
17 yeah. Those are all -- not there anymore. Those,
18 all the stuff that is gone. That stuff that you're
19 seeing, those are I think from the previous owners
20 that we took the picture when we came in first, but
21 none of those items are on there. It's all nice
22 table cloths, white table linens, and beautiful
23 seating, outdoor patio, with lots of flowers and
24 greens.

25 MEMBER BORRELLI: Right. No, I was talking

1 about the vinyl, vinyl siding on the, on the house
2 itself.

3 MR. ERDEM: Yes.

4 CHAIR RATSEY-WILLIAMS: She's talking about
5 the walls on the house.

6 MEMBER BORRELLI: The walls on the house to
7 take --

8 MR. ERDEM: On the walls.

9 MEMBER BORRELLI: You know, if there was ever
10 any plan to sort of restore it to its once amazing
11 glory of like early 1900s, possibly?

12 MR. ERDEM: Well, which? Whatever you
13 require, we'll work on making it closer to it.

14 CHAIR RATSEY WILLIAMS: It was the texture.

15 MEMBER BORRELLI: I'm assuming it was
16 clapboard and not vinyl sided.

17 MR. ERDEM: Not quite sure what exactly you
18 mean. So you're -- we're looking at the first,
19 the -- right exactly this part of the building?

20 CHAIR RATSEY WILLIAMS: What she's talking
21 about is all the white walls --

22 MR. ERDEM: Yes.

23 CHAIR RATSEY WILLIAMS: -- now are vinyl
24 siding, and she's asking if you would ever consider
25 putting them back to wood, to real wood.

1 MR. ERDEM: Oh, yeah, why not? Of course.
2 As long as we get the liquor license, I start
3 making some money, I would love to do anything you
4 guys looking for.

5 I've been in the business for a long time, I
6 have a good reputation in Southampton. I own a
7 couple of restaurants in the Hamptons, and hotel,
8 never had any issues. But in this particular
9 Village, I've been having a hard time to do any
10 business. I lost quite a lot of money in the
11 last two years trying to keep my business running.
12 But it's really hard to make business without
13 liquor, and we're still working on our -- getting
14 our liquor license. Once I started making some
15 money, I would definitely make the progress to make
16 the building --

17 MEMBER BORRELLI: Good, okay.

18 MR. ERDEM: -- look much better.

19 MEMBER BORRELLI: Yeah.

20 CHAIR RATSEY-WILLIAMS: We would welcome you
21 back when you come -- when you're ready to do it.

22 MR. ERDEM: Thank you. Thank you very much.

23 CHAIR RATSEY-WILLIAMS: Okay. My other
24 sign -- my other thing, Zach, in this presentation
25 there's no light over this sign. And will it be

1 visible in the evening with only those two lights
2 on either side of the door?

3 MR. ERDEM: We do have the patio, the string
4 lights.

5 CHAIR RATSEY WILLIAMS: There are --

6 MR. ERDEM: Yeah, that basically goes all
7 around the patio, so it will be easy to see.

8 CHAIR RATSEY WILLIAMS: But will the sign be
9 lit?

10 MR. ERDEM: I see that, yes, I know what you
11 mean. So there's no exact -- I mean, I think it's
12 going to require a permit for that to get a light
13 there.

14 CHAIR RATSEY WILLIAMS: It will, yes.

15 MR. ERDEM: But we basically will work on it.
16 If it's not going to be seen through at night, then
17 we're definitely going to get a light on top of the
18 sign.

19 CHAIR RATSEY WILLIAMS: Okay.

20 MEMBER DEGEN: Is there any other color that
21 you -- like a second color for the sign? Because
22 the orange really has nothing to do with the whole
23 town.

24 MR. ERDEM: Anything you -- what would like
25 to see there, sir, what kind of color? What color

1 do you think it should be, more reasonable when you
2 drive by?

3 MEMBER DEGEN: Well, either a black and
4 white, or just like a blue, a blue -- you know,
5 because the area is --

6 MR. ERDEM: I could do blue, I don't mind.

7 MEMBER DEGEN: What do you think?

8 MEMBER BORRELLI: I think it's -- It looks
9 like a, like a, like --

10 MEMBER DEGEN: I think it's too contemporary.

11 MEMBER BORRELLI: -- a Sunkist orange stuck
12 in the middle of a white abandoned building, you know.

13 MR. ERDEM: That's basically, you know, attention.

14 MEMBER BORRELLI: Yeah.

15 MR. ERDEM: It's all for attention. Look, as
16 I said, orange is not my favorite color at all, but
17 we, you know, put different, many different colors
18 on that, see which one is like basically when you
19 walk through to see easy.

20 MEMBER BORRELLI: Well, because yesterday I
21 walked past, and I took some -- a photograph. So
22 it's looking a little like abandoned to me. Like
23 the window is open --

24 MR. ERDEM: Correct, correct.

25 MEMBER BORRELLI: -- and bad up on the top in

1 the attic. And I was thinking, you know, like if
2 it could look like a little more loved, or a little
3 more like -- it used to be a very -- I don't know
4 if you've ever seen a photo.

5 CHAIR RATSEY-WILLIAMS: But he said -- I'm
6 going to interrupt. He said, right now, because of
7 a money situation, he's willing to come back and do
8 that.

9 MR. ERDEM: Hundred percent.

10 CHAIR RATSEY WILLIAMS: But right now he has
11 to get the money.

12 MR. ERDEM: Hundred percent.

13 MEMBER BORRELLI: Okay.

14 MR. ERDEM: Hundred percent.

15 CHAIR RATSEY-WILLIAMS: I think he --

16 MEMBER BORRELLI: Yeah.

17 CHAIR RATSEY WILLIAMS: So right now, what's
18 before us is the color of the sign and the -- Frank,
19 what --

20 MEMBER BORRELLI: I mean, the color is
21 definitely going to pop, it's definitely bright,
22 you know, you will see it.

23 MEMBER DEGEN: It reminds me of something in
24 the internet.

25 CHAIR RATSEY WILLIAMS: Yeah.

1 MEMBER DEGEN: That's what kind of bothers me
2 with it.

3 MEMBER BORRELLI: Oh, I, yeah, agree.

4 CHAIR RATSEY-WILLIAMS: Speak to Zach,
5 please, let Zach hear.

6 MEMBER DEGEN: Oh. It reminds me of
7 something from like the internet, and the town
8 isn't about that. It's -- the town is much more,
9 you know, old-fashioned, kind of fishermen's --

10 MR. ERDEM: So your requesting to change the
11 color?

12 MEMBER DEGEN: Yeah.

13 MR. ERDEM: Okay. You tell me what color.
14 What color do you think is going to work for the
15 Village? So we'll go back with -- again, do I have
16 to come back another month? So am I --

17 CHAIR RATSEY-WILLIAMS: No.

18 MEMBER BORRELLI: No.

19 CHAIR RATSEY WILLIAMS: You will not.

20 MR. ERDEM: Okay. If you tell me --

21 CHAIR RATSEY WILLIAMS: If we all agree on it.

22 MR. ERDEM: -- that okay, "We're okay with
23 the blue color," we'll change it to blue, and then
24 we'll send you the -- how it looks like with the
25 blue color.

1 CHAIR RATSEY-WILLIAMS: I don't have paint
2 chips in front of me, but can we --

3 MEMBER DEGEN: No.

4 MEMBER BORRELLI: You could even do an
5 orange, just maybe just like not as bright, like a
6 more -- you know, like a, like a -- not a drab, but
7 somewhere in between bright and drab orange.

8 MR. ERDEM: Okay.

9 MEMBER BORRELLI: Like something in --

10 MR. ERDEM: Okay.

11 MEMBER BORRELLI: You know, if you like -- if
12 you're stuck on orange, or, like Frank said, a blue
13 is very in keeping with the Village.

14 MEMBER DEGEN: That's even -- that's even
15 better at the bottom.

16 MEMBER BORRELLI: Yeah. The one at the
17 bottom is a little toned down.

18 MEMBER DEGEN: Yeah.

19 MEMBER BORRELLI: You know.

20 MEMBER DEGEN: At the bottom of this, this
21 is --

22 MR. ERDEM: So do you want that color? Okay,
23 that's fine. That's a darker. Yeah, that's fine.

24 MEMBER BORRELLI: Because it looks a
25 little --

1 CHAIR RATSEY-WILLIAMS: I think that's more
2 handsome.

3 MR. ERDEM: That's fine.

4 CHAIR RATSEY WILLIAMS: Yeah.

5 MR. ERDEM: That's --

6 MEMBER BORRELLI: It just looks neon.

7 MR. ERDEM: Anything works for you, it will
8 work for me.

9 MEMBER BORRELLI: Yeah, it looks like a neon
10 color, you know, like (demonstrating).

11 MR. ERDEM: That's fine, I understand.

12 CHAIR RATSEY-WILLIAMS: Okay. Is there
13 anymore discussion?

14 MEMBER BORRELLI: (Shook Head No).

15 CHAIR RATSEY-WILLIAMS: I'd like to note our
16 Commission is only voting on the work described in
17 your April 19th, 2024 application. Any other
18 changes, such as lighting above this sign, or other
19 projects on the, on the building itself, you
20 will -- that you wish to make, you'll have to come
21 back in front us

22 MR. ERDEM: Yes, ma'am.

23 CHAIR RATSEY WILLIAMS: Thank you.

24 MR. ERDEM: Yes, ma'am.

25 CHAIR RATSEY WILLIAMS: Is that clear? Good.

1 MR. NOONE: Excuse me, Jane. We're going to
2 call this a dark orange?

3 CHAIR RATSEY-WILLIAMS: We're calling it --
4 it's the --

5 MR. NOONE: I see the -- I see it, but for
6 the purposes of the certificate.

7 CHAIR RATSEY WILLIAMS: Yes. I'm sorry, I
8 don't have a color book in front of me, but yes, a
9 darker orange.

10 MR. NOONE: A darker orange, okay.

11 CHAIR RATSEY-WILLIAMS: Not, not fluorescent.
12 Kind of --

13 MEMBER BORRELLI: Yeah.

14 MR. ERDEM: Okay, that's fine.

15 CHAIR RATSEY-WILLIAMS: All right? I make a
16 motion to approve this application with the changes
17 as stated, and issue a Certificate of Appropriateness,
18 as the application is in keeping with the criteria
19 in Greenport Village Code 76-7. Do I have a
20 second?

21 MEMBER BORRELLI: I'll second.

22 CHAIR RATSEY-WILLIAMS: All those in favor?

23 MEMBER BORRELLI: Aye.

24 MEMBER DEGEN: Aye.

25 CHAIR RATSEY WILLIAMS: Aye.

1 All those opposed?

2 (No Response)

3 CHAIR RATSEY WILLIAMS: Motion carried.

4 MR. ERDEM: Thank you very much.

5 CHAIR RATSEY WILLIAMS: Thank you.

6 MR. ERDEM: Thank you. I'll see you soon.

7 CHAIR RATSEY-WILLIAMS: Village Hall will
8 contact you when your Certificate of Appropriateness
9 is ready.

10 MR. ERDEM: Thank you.

11 CHAIR RATSEY-WILLIAMS: Thank you, Zach, for
12 coming before us.

13 MR. ERDEM: Thank you, Ma'am. Thank you.

14 CHAIR RATSEY WILLIAMS: And good luck with
15 your restaurant.

16 MR. ERDEM: Thank you, everyone. Have a good day.

17 CHAIR RATSEY-WILLIAMS: *Agenda Item No. 4,*
18 *discussion and possible motion on the application*
19 *of 526 Main, Suffolk County Tax Map #1001-4 -- did*
20 *I get this one right? Dash 3-27.*

21 MEMBER BORRELLI: Yes.

22 CHAIR RATSEY-WILLIAMS: I've been informed
23 that the owner of this project will be out of state
24 and not coming this evening. As the presentation
25 was very clear, our Secretary, Mike Noone, let him

1 know we didn't see any problem with that. If I am
2 wrong, or someone else is here to represent this
3 project, could they come forward, please?

4 MEMBER BORRELLI: If there's --

5 CHAIR RATSEY-WILLIAMS: Noted, no one else
6 is here. So I'd like to open it up for discussion,
7 please.

8 MEMBER BORRELLI: Okay.

9 CHAIR RATSEY-WILLIAMS: Roselle?

10 MEMBER BORRELLI: Yeah. I have some kind of
11 thoughts, and I was going to ask. Jim, you know, I
12 don't know whether he is fortunate, or whether he
13 is unfortunate, to be next to the house that to me
14 is one of the most enchanting and beautiful homes
15 that we have on Main Street in Greenport, and to
16 the house to the right of that house, which is --
17 it's Vincent's house. It's the purple house to the
18 left, the Italianate gorgeous house to the left of
19 his house.

20 So this house, after a little bit of research,
21 I know that the front porch is not original. And
22 the problem I have with the porch as it is now is
23 that I do think that whoever put it on, although it
24 looks okay, I was wondering if Jim were going to
25 change the columns, in which case I was going to

1 suggest that he change them from an oval-round
2 column to a square column, which would be more in
3 keeping with the framing around the front door.
4 That was number one. I was going to suggest that
5 if he -- but I'm not are sure if he's changing the
6 columns or not, or if he's just doing railings.

7 CHAIR RATSEY WILLIAMS: I think he said the
8 columns were being replicated.

9 MEMBER BORRELLI: So if he might consider
10 thinking about that, because, to me, it strikes me
11 as it's wrong. So if my front door columns are
12 square, then my columns in my porch ought to follow
13 this same architectural design, I would think. Not
14 that they're ugly, but it just would be one
15 consideration.

16 My second consideration to Jim would be does
17 he want to reconstruct the porch and do that?
18 Because what I would do, possibly, is match it to
19 the house next door. And, also, there seems to be
20 a repetitious of -- a repetition of those homes all
21 throughout Greenport. It's -- even the Ireland
22 House that we have the Stirling Historical Society
23 is the same three windows on the top, two windows
24 on the bottom, and the same exact front doors. And
25 no -- none of those homes actually have a front

1 porch, so he's the only house that's like that that
2 has a front porch.

3 And I did take photos, and I think I did
4 make -- print out photos of what I'm actually
5 talking about, if he wanted to consider that. So
6 before he actually, you know, goes and makes the
7 investment of spending the money to put in and redo
8 a porch, maybe the consideration is to take it
9 away, which might make -- I'm not sure. It's
10 just that -- to me, it's just a suggestion, to
11 bring it back to actually what it should look like.

12 So if you look at the Ireland House, it's the
13 same front door that he should have. And if you
14 look at a house with square fronts, this is just a
15 really old house in Greenport. It's the same
16 setup, but it's the square columns, which I think
17 go more than the square front door with round
18 columns.

19 CHAIR RATSEY WILLIAMS: I think this is
20 typically because of the spacing with the shutters.

21 MEMBER BORRELLI: Yeah.

22 CHAIR RATSEY WILLIAMS: But --

23 MEMBER BORRELLI: The Berger House
24 has the same front door, and here's the Ireland
25 house. And then the house next door is the exact

1 copy of his house without the front porch. So I
2 was just wondering if he thought that maybe he
3 would do not a front porch. Just to put it out
4 there, I mean, just a thought. And if he were
5 going to do the columns, maybe have the columns,
6 instead of round, have them actually square, which
7 I don't know, just a thought.

8 CHAIR RATSEY-WILLIAMS: Frank?

9 MEMBER BORRELLI: You know?

10 MEMBER DEGEN: I kind of like the porch. I
11 agree with the square columns matching the door.

12 MEMBER BORRELLI: Yeah.

13 MEMBER DEGEN: I think it does make a big
14 difference.

15 MEMBER BORRELLI: And the house next door has
16 the original windows, which is two-over-one, and
17 he's got, I mean, you know, just changes that maybe
18 they weren't made with the best of -- at the time,
19 you know, but that those replacement windows with
20 the fake mullions, and it's just -- I think the
21 house could look really cute and very pretty with
22 just a little bit of work to restore to back to
23 maybe what it should look like.

24 CHAIR RATSEY WILLIAMS: Thank you.

25 MEMBER BORRELLI: Just ideas.

1 CHAIR RATSEY-WILLIAMS: Yeah, no. I, too,
2 like the porch, but -- and I have to be honest, I
3 didn't think about matching the columns up to the
4 square ones or the rectangular ones by the door,
5 and it totally makes sense.

6 My concern was they're putting a lot of work
7 into new floor, new columns, but there's no mention
8 of any roof work or gutter work.

9 MEMBER BORRELLI: Yeah.

10 CHAIR RATSEY WILLIAMS: And I think, because
11 of all these suggestions, I -- I'm going to make a
12 motion. Excuse me, let me -- I'm going to make a
13 motion that we not issue -- that we do -- that we
14 ask --

15 MEMBER BORRELLI: Table it?

16 CHAIR RATSEY-WILLIAMS: I make a motion that
17 we don't vote on it this evening and we ask the
18 gentleman to come in and discuss it with us. These
19 are a lot of comments. And, very honestly, I
20 didn't -- I don't mean to inconvenience him or --

21 MEMBER BORRELLI: Yeah.

22 CHAIR RATSEY-WILLIAMS: And he -- I have to
23 say, he was willing to travel, but he was several
24 states away, so I thought it could be handled more
25 easily. So I make a motion to postpone the voting

1 on this. Do I have a second?

2 MEMBER BORRELLI: I'll second.

3 MEMBER DEGEN: Agree.

4 CHAIR RATSEY WILLIAMS: All those in favor?

5 MEMBER BORRELLI: Aye.

6 MEMBER DEGEN: Aye.

7 CHAIR RATSEY WILLIAMS: Aye. Motion, motion
8 carried.

9 MEMBER BORRELLI: I just think it's a big
10 investment.

11 CHAIR RATSEY WILLIAMS: Yeah.

12 MEMBER BORRELLI: You know, it's a big
13 investment, and maybe he doesn't want to -- if he
14 doesn't want to do the porch, he puts it in the
15 windows, or maybe he puts it on the columns, or
16 just to redirect the funds, if he wanted to think
17 about that, possibly. I don't know.

18 CHAIR RATSEY-WILLIAMS: Thank you.

19 MEMBER BORRELLI: Okay.

20 CHAIR RATSEY-WILLIAMS: *Item No. 5,*
21 *discussion and possible motion on the application*
22 *of 205 Bay Avenue, Suffolk County Tax Map*
23 *#1001-4-10-6.* Good evening, Rob.

24 MR. BROWN: Good evening, everybody, nice to
25 see you.

1 CHAIR RATSEY-WILLIAMS: Thank you. And your
2 name and your address, please.

3 MR. BROWN: Robert Brown, Architect, 205 Bay
4 Avenue, Greenport.

5 CHAIR RATSEY-WILLIAMS: Thank you.

6 MR. BROWN: There's some samples here.

7 CHAIR RATSEY WILLIAMS: Oh, good, the color
8 samples.

9 MEMBER DEGEN: Oh, good.

10 CHAIR RATSEY WILLIAMS: Perfect. Thank you.

11 MR. BROWN: And I'll explain them in just a
12 second.

13 CHAIR RATSEY-WILLIAMS: I'm going to open the
14 discussion by saying what a beautiful presentation
15 this was. It was --

16 MR. BROWN: Oh, thank you.

17 CHAIR RATSEY-WILLIAMS: It was spot-on clear.
18 The -- each item was taken -- tabulated, taken care
19 of, everything.

20 MR. BROWN: Thank you.

21 CHAIR RATSEY-WILLIAMS: I do have a couple of
22 questions, though.

23 MR. BROWN: Of course.

24 CHAIR RATSEY-WILLIAMS: Does anyone else want
25 to open the discussion first?

1 MEMBER BORRELLI: Um, no.

2 CHAIR RATSEY WILLIAMS: All right, I will,
3 then. So one thing I did notice, first of all, I
4 think the color is fabulous. It's very daring to
5 turn that nondescript white building into something
6 very special, and the color I personally really
7 like. I did have -- my question was, Rob, on the
8 south elevation, in our packet it says the brackets
9 are gray.

10 MR. BROWN: Yeah.

11 CHAIR RATSEY-WILLIAMS: But on the east
12 elevation the brackets are white. Was that a typo?

13 MR. BROWN: No, that -- yeah, that's a --
14 that was an error on my part.

15 CHAIR RATSEY-WILLIAMS: Okay. So --

16 MR. BROWN: The brackets are intended to be gray.

17 CHAIR RATSEY-WILLIAMS: So both brackets are gray?

18 MR. BROWN: Yes.

19 CHAIR RATSEY WILLIAMS: Okay, thank you.

20 MR. BROWN: And there is a gray paint sample there.

21 CHAIR RATSEY WILLIAMS: Oh, yeah.

22 MEMBER BORRELLI: Yeah.

23 CHAIR RATSEY WILLIAMS: And then on the south
24 railings the brackets are gray and on the east
25 they're white. So is that --

1 MR. BROWN: They're all gray, everything is
2 gray.

3 CHAIR RATSEY WILLIAMS: So, okay.

4 MR. BROWN: Yeah. I just missed that, my fault.

5 CHAIR RATSEY-WILLIAMS: No, that's fine.

6 Anyone else? I love the renovation, I love that
7 this is getting attention. It's --

8 MR. BROWN: Finally.

9 (Laughter)

10 CHAIR RATSEY-WILLIAMS: It's been well loved,
11 though. It's stood there for a long time. Do you
12 know when it was built?

13 MR. BROWN: I was told the 1850s, '60s.

14 CHAIR RATSEY-WILLIAMS: Yeah. I didn't pull --

15 MR. BROWN: Yeah.

16 CHAIR RATSEY WILLIAMS: -- a cultural
17 resource thing on it, I should have.

18 MR. BROWN: Yeah. I don't have an exact
19 date, though.

20 CHAIR RATSEY WILLIAMS: Yeah.

21 MEMBER BORRELLI: It says in 1890 to 1897,
22 possibly, and originally owned by the Corwin
23 Family. So that's a big, a big family and --

24 MR. BROWN: Okay.

25 CHAIR RATSEY WILLIAMS: So they probably

1 built it, then.

2 MEMBER BORRELLI: I am assuming that it was
3 built --

4 MR. BROWN: It's been through a lot over the
5 years.

6 MEMBER BORRELLI: Yeah.

7 MEMBER BORRELLI: And then one thing I found
8 curious was that it was actually owned by Leo Levine.
9 So was that where Rachel Levine grow up? I was
10 wondering about that.

11 MR. BROWN: You know, I honestly, I honestly
12 don't know.

13 MEMBER BORRELLI: Yeah. I saw that and I
14 thought that was, that was interesting.

15 MR. BROWN: So the history, from my point of
16 view, just as an aside, is a gentleman named
17 Goldstein had purchased the building as an
18 investment and rented out the entire building, and
19 hired us to renovate the building, and when the
20 renovations were done, offered to sell it to us.

21 CHAIR RATSEY-WILLIAMS: Yeah?

22 MR. BROWN: So --

23 CHAIR RATSEY WILLIAMS: What year was that?
24 I was trying to remember.

25 MR. BROWN: It was about 20 years ago.

1 CHAIR RATSEY-WILLIAMS: Yeah, at least, right?

2 MR. BROWN: Uh-huh.

3 CHAIR RATSEY WILLIAMS: Yeah. Does anyone
4 have any other questions?

5 MEMBER BORRELLI: I was just wondering, I
6 can't remember now, as I'm not looking at my --
7 was -- are you doing the roof?

8 MR. BROWN: No. The roof is --

9 MEMBER BORRELLI: Okay.

10 MR. BROWN: The roof was redone when we did
11 the whole renovation, and is not near expired in
12 its usefulness.

13 MEMBER BORRELLI: Okay. And so the colors
14 are kind of the same as what's there, it's just
15 they're different, that they're applied differently.

16 MR. BROWN: They're applied very definitely,
17 yes. It's sort of a --

18 MEMBER BORRELLI: But the same schematic.

19 MR. BROWN: Sort of a negative.

20 MEMBER BORRELLI: This -- yeah. So instead
21 of a light background, now we got the dark --

22 MR. BROWN: Dark background, yeah.

23 MEMBER BORRELLI: The dark Hardie board with
24 the, with the light trim.

25 CHAIR RATSEY-WILLIAMS: The gray and the

1 white.

2 MR. BROWN: Yeah.

3 MEMBER BORRELLI: Yeah, okay. I was --

4 MR. BROWN: That was the idea, yeah.

5 CHAIR RATSEY WILLIAMS: Frank?

6 MEMBER DEGEN: I love the front door.

7 CHAIR RATSEY WILLIAMS: Okay.

8 MEMBER BORRELLI: Yes.

9 MEMBER DEGEN: But it is -- the questions
10 that you were asking is basically what I was
11 wondering, too, about the color and the white.

12 CHAIR RATSEY-WILLIAMS: Okay. Roselle?

13 MEMBER BORRELLI: No. I think I'm -- I'm good.

14 CHAIR RATSEY-WILLIAMS: Okay. I'd like to
15 note our Commission is only voting --

16 (Fire Department Siren Sounded)

17 CHAIR RATSEY WILLIAMS: Excuse me for a
18 minute. We're only voting on the work described in
19 your May 3rd, 2024 application. Any other changes
20 or new projects that you wish to make, you'll have
21 to come back in front of the HPC again. I hope
22 that is clear.

23 MR. BROWN: (Nodded yes).

24 CHAIR RATSEY-WILLIAMS: I make a motion to
25 approve this application and issue a Certificate of

1 Appropriateness, as the application is in keeping
2 with the criteria in Greenport Village Code 76-7.
3 Do I have a second?

4 MEMBER BORRELLI: I'll second.

5 MEMBER DEGEN: Second.

6 CHAIR RATSEY-WILLIAMS: All those in favor?

7 MEMBER BORRELLI: Aye.

8 MEMBER DEGEN: Aye.

9 CHAIR RATSEY WILLIAMS: Aye.

10 All those opposed?

11 (No Response)

12 CHAIR RATSEY WILLIAMS: Motion carried.

13 Thank you, Rob. The Village will contact you.

14 MR. BROWN: Thank you all very much.

15 CHAIR RATSEY-WILLIAMS: Can we have a tour
16 after it's done?

17 MR. BROWN: Certainly.

18 (Laughter)

19 CHAIR RATSEY-WILLIAMS: Thank you.

20 MR. BROWN: Absolutely.

21 MEMBER BORRELLI: What's the square footage
22 on the inside, more or less?

23 MR. BROWN: Oh, gosh. I believe it's about
24 1700 square feet on the, on the ground floor.

25 MEMBER BORRELLI: Oh, okay.

1 MR. BROWN: And the two apartments split,
2 split that evenly, pretty much.

3 CHAIR RATSEY-WILLIAMS: Are those apartments
4 upstairs rented now?

5 MR. BROWN: Yes, they are.

6 CHAIR RATSEY-WILLIAMS: Yeah, good.

7 MEMBER BORRELLI: Have you ever seen the
8 original photo, one of the photos?

9 MR. BROWN: As a matter of fact, I -- (coughing)

10 MEMBER BORRELLI: It's pretty.

11 CHAIR RATSEY-WILLIAMS: You sound like me
12 last week.

13 MR. BROWN: Excuse me.

14 MEMBER BORRELLI: Yeah.

15 MR. BROWN: Almost over it.

16 MEMBER BORRELLI: Yeah.

17 MR. BROWN: I have a hand drawing that was
18 done based on that photo that somebody gave to us.

19 MEMBER BORRELLI: Nice.

20 MR. BROWN: It's framed on the wall.

21 MEMBER BORRELLI: What's in the, in the
22 diamonds? Is that a tower room?

23 MR. BROWN: That's all just attic space.

24 MEMBER BORRELLI: Just attic space?

25 MR. BROWN: Yeah. There's a -- I don't

1 know --

2 MEMBER BORRELLI: Like a tower room?

3 MR. BROWN: Yeah. But it's all, it's all raw
4 space, it's not sheetrocked or anything.

5 MEMBER BORRELLI: Wow, it's nice.

6 MR. BROWN: It's a nice space. I wish, you know --

7 MEMBER BORRELLI: Yeah.

8 MR. BROWN: -- I had the wherewithal to do
9 something with it.

10 MEMBER BORRELLI: Yeah.

11 MR. BROWN: But that would mean --

12 CHAIR RATSEY-WILLIAMS: Losing an apartment.

13 MR. BROWN: Yeah, a lot of, a lot of work, yeah.

14 MEMBER BORRELLI: Yeah.

15 CHAIR RATSEY-WILLIAMS: Thank you, Rob.

16 MR. BROWN: Thank you all very much.

17 MEMBER BORRELLI: Very nice.

18 CHAIR RATSEY-WILLIAMS: Excuse me. There's a
19 gentleman. Are you here for the next meeting or
20 for this one?

21 MR. BUCHANAN: Oh, I just have never attended
22 the Board, so --

23 CHAIR RATSEY WILLIAMS: Oh, good. Well,
24 welcome.

25 MEMBER BORRELLI: I was -- before we --

1 CHAIR RATSEY WILLIAMS: Do you have any
2 questions?

3 MR. BUCHANAN: Do you mind if I -- do you
4 need me to go up there?

5 CHAIR RATSEY WILLIAMS: Yes, please.

6 MR. BUCHANAN: Okay. I'm going to try not to
7 make trouble out of it.

8 CHAIR RATSEY WILLIAMS: Your name and
9 address, please.

10 MR. BUCHANAN: Shawn Buchanan, 415 Second
11 Street. I just had a really quick question about
12 any conversations around expanding the Historic
13 District. I think everything you guys are doing is
14 incredible. I, unfortunately, live in an area that
15 is not historic.

16 CHAIR RATSEY WILLIAMS: Yeah.

17 MR. BUCHANAN: And with a lot of building
18 that's happening, it would be important for me
19 personally to keep the integrity of the neighborhood.
20 I live in a house that's just under 200 years old,
21 and seeing what some of, you know, the flippers and
22 people who are just coming in to make a profit, I
23 would hope that there's an eagerness to expand this
24 area and just how that's working with the Trustees
25 and whatnot.

1 CHAIR RATSEY WILLIAMS: Thank you. It's a
2 great question, and, of course, we love the whole
3 Village to be in it. Yes, there are -- first of
4 all, down in your neighborhood we're working very
5 hard, and almost completed an application for Green
6 Hill Cemetery to be part of the Historic District.
7 It's bordered on most of its side. And we are also
8 working on a project on Front Street to give
9 dignity and respect to a lot of the older buildings
10 there. So, yes, it is always in -- but we welcome
11 your suggestions and --

12 MR. BUCHANAN: Yeah. I'm looking between
13 Center and North.

14 CHAIR RATSEY-WILLIAMS: Center and North?

15 MR. BUCHANAN: So, yeah, I know we have the
16 two lots that are --

17 CHAIR RATSEY WILLIAMS: Okay.

18 MR. BUCHANAN: But that's, but that's like
19 behind you, right, because you live on First?

20 MEMBER BORRELLI: On First.

21 MR. BUCHANAN: Yes. So where the new house
22 is, that's historic. I live across the street from
23 that, but there's -- there's so many. Everything
24 else around it --

25 CHAIR RATSEY-WILLIAMS: You live behind her?

1 MR. BUCHANAN: I live across the street
2 behind you, like on Second Street.

3 CHAIR RATSEY-WILLIAMS: Oh, okay.

4 MEMBER BORRELLI: Oh, nice.

5 CHAIR RATSEY WILLIAMS: Across from the new
6 construction?

7 MR. BUCHANAN: Yes.

8 CHAIR RATSEY WILLIAMS: Yes.

9 MR. BUCHANAN: Yeah. So I was grateful that
10 that was --

11 CHAIR RATSEY-WILLIAMS: Okay. So we'll all
12 check your house out tomorrow.

13 MR. BUCHANAN: Yeah.

14 MEMBER BORRELLI: Nice, very nice.

15 MR. BUCHANAN: It needs a paint job, so --

16 (Laughter)

17 MEMBER BORRELLI: That's okay.

18 CHAIR RATSEY WILLIAMS: Thank you.

19 MR. BUCHANAN: Thank you very much.

20 MEMBER BORRELLI: I was wondering if I could
21 add something that I forgot to say --

22 CHAIR RATSEY WILLIAMS: Yes.

23 MEMBER BORRELLI: -- for the -- for
24 Olinkiewicz, the house.

25 CHAIR RATSEY WILLIAMS: You'll have to hold

1 it for our next meeting with him.

2 MEMBER BORRELLI: Okay. It was just to put
3 it into the record for history.

4 CHAIR RATSEY WILLIAMS: Okay. Thank you.

5 MEMBER BORRELLI: Something that I researched.

6 CHAIR RATSEY WILLIAMS: Okay.

7 MEMBER BORRELLI: Okay. So I forgot my whole
8 premise of what I -- why I looked at it so
9 interestingly, that house, is because it's pretty
10 historic. And it was owned initially and built --
11 well, but for -- the owner was Samuel Truman
12 Preston, and he's S.T. Preston, and he was the
13 owner of the ship chandlery of today, S.T. Preston,
14 and you could see that on the roof when you come
15 on -- by boat --

16 CHAIR RATSEY WILLIAMS: Right.

17 MEMBER BORRELLI: -- anywhere in Greenport up
18 to Claudio's. So Mr. Preston was the ship
19 chandlery, so all the boaters went in there and got
20 everything they needed for -- the ship captains
21 needed. And he's next door to Vincent's house,
22 which is incredibly the Wells House, which was the
23 ship captain, so -- and next door was the ship
24 chandlery.

25 So S.T. Preston's house, you know, he's -- I

1 got it somewhere around like 18 -- a little --
2 1880, a little before that, so it's important. He
3 was an important man, Mr. Preston, and as the
4 Preston name still carries in Greenport.

5 So that's what triggered me first to pay
6 attention to what he was going on, you know, with
7 the house. It's an important house, you know --

8 CHAIR RATSEY WILLIAMS: Good.

9 MEMBER BORRELLI: -- in Greenport history,
10 so -- and it's one of the first on Main Street.

11 CHAIR RATSEY-WILLIAMS: Good. Thank you for
12 that.

13 MEMBER BORRELLI: Yeah.

14 CHAIR RATSEY WILLIAMS: I'm going to suggest,
15 maybe, Mike, you could share with Jim O. that we've
16 made some comments.

17 MR. NOONE: Oh, yes, of course.

18 CHAIR RATSEY WILLIAMS: And that he could
19 read them in the minutes and -- as well, you know.

20 MR. NOONE: Okay.

21 CHAIR RATSEY-WILLIAMS: And tell him we're
22 very in favor of him working on the house.

23 MEMBER BORRELLI: Yes.

24 CHAIR RATSEY-WILLIAMS: And we like that. We
25 just have some -- you know, some suggestions.

1 MR. NOONE: Right. Yeah, he'll be back next
2 month, he'll be here.

3 CHAIR RATSEY WILLIAMS: Perfect. It is now
4 5 o'clock. *I make a motion to adjourn.* Do I have
5 a second?

6 MEMBER BORRELLI: 5:30.

7 CHAIR RATSEY WILLIAMS: 5:30, excuse me.

8 MEMBER BORRELLI: I'll second.

9 CHAIR RATSEY-WILLIAMS: All those in favor?

10 MEMBER BORRELLI: Aye.

11 MEMBER DEGEN: Aye.

12 CHAIR RATSEY WILLIAMS: Aye.

13 All those opposed?

14 (No Response)

15 CHAIR RATSEY WILLIAMS: Motion carried. And
16 thank you very much.

17 MEMBER BORRELLI: Thank you.

18 CHAIR RATSEY WILLIAMS: Thank you, Mike.

19 MR. NOONE: You're welcome.

20 (The Meeting was Adjourned at 5:30 p.m.)
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