

1 VILLAGE OF GREENPORT

2 COUNTY OF SUFFOLK : STATE OF NEW YORK

3 -----x

4 HISTORIC PRESERVATION COMMISSION

5 AGENDA MEETING

6 -----x

7 Station One Firehouse

8 Third & South Streets

9 Greenport, New York 11944

10 January 23rd, 2025

11 5:00 p.m.

12

13

14

15 Before:

16

17 JANICE CLAUDIO - CHAIRPERSON

18 DENNIS MCMAHON - MEMBER

19 FRANCES WALTON - MEMBER

20 ROSELLE BORRELLI - MEMBER

21

22 ALSO PRESENT:

23 MICHAEL NOONE - BOARD CLERK

24

25

1 CHAIRPERSON CLAUDIO: Welcome
 2 everyone, It's the appointed hour, five o'clock.
 3 We'll open the Historic Preservation Commission
 4 meeting.

5 My name is Janice Claudio, I'm
 6 Chair. And would the other Board members introduce
 7 themselves, please.

8 MEMBER BORRELLI: Roselle Borrelli.

9 MEMBER WALTON: Frances Walton.

10 MEMBER MCMAHON: Dennis McMahon.

11 CHAIRPERSON CLAUDIO: We want to
 12 welcome Frances to her first meeting of the HPC.
 13 We congratulate and thank her for her volunteerism
 14 and look forward to your participation.

15 MEMBER WALTON: Thank you.

16 CHAIRPERSON CLAUDIO: All right,
 17 Item #1, motion to approve and accept the Minutes
 18 of the December 19th, 2024 regular meeting.

19 Do I have a second?

20 MEMBER MCMAHON: Second.

21 CHAIRPERSON CLAUDIO: All in favor?
 22 Aye.

23 MEMBER MCMAHON: Aye.

24 MEMBER WALTON: Aye.

25 MEMBER Borrelli: Aye.

1 CHAIRPERSON CLAUDIO: Motion

2 carries.

3 Item #2, motion to schedule the
4 next Historic Preservation Commission meeting for
5 five o'clock Thursday, February 20th, 2025, at
6 Station One firehouse, Third and South Streets,
7 Greenport.

8 Do I have a second?

9 MEMBER BORRELLI: I'll second.

10 CHAIRPERSON CLAUDIO: All in favor?

11 Aye.

12 MEMBER MCMAHON: Aye.

13 MEMBER WALTON: Aye.

14 MEMBER BORRELLI: Aye.

15 CHAIRPERSON CLAUDIO: Motion

16 carries.

17 Item #3, 616 Main Street.

18 Discussion and possible motion on
19 the application of Andrew McCulloch.

20 The applicant proposes to add a
21 front porch to the house, similar to the next door
22 neighbor's porch, and a rear second floor deck
23 with sliding glass door.

24 The applicant also proposes a small
25 fence with gate to run parallel to the sidewalk.

1 The applicant also proposes to
2 replace windows on all sides of the house and
3 replace the front door.

4 Windows: All windows to be Andersen
5 400 Series, U.O.N., Argon filled, dirt shedding
6 glass, very cool, simulated divided lights.

7 Exterior Front Door: Thermatru
8 Smooth-Star, (no side light).

9 Roofing: Roofing for the porch is
10 GAF Timbertex Charcoal to match the existing roof
11 color.

12 Paint for Porch and Columns:
13 Benjamin Moore White Satin 2067-70.

14 Gutters: Amerimax Home Products
15 6-inch, white aluminum, half-round gutter.

16 SCTM# 1001-3-4-4.

17 Is there someone here to speak?

18 MR. MCCULLOCH: I'm Andrew
19 McCulloch, owner of 616 Main Street.

20 CHAIRPERSON CLAUDIO: Very good.
21 Welcome.

22 MR. MCCULLOCH: Thank you. Nice to
23 meet you all.

24 CHAIRPERSON CLAUDIO: So can you
25 tell us a little something about the project, what

1 you are doing?

2 MR. MCCULLOCH: Sure. So I've owned
3 the house for about two years now. I had several
4 internal issues with, the planner admitted at some
5 point, I had several internal issues with
6 plumbing, leaks, and this and that, so I decided
7 to go ahead and renovate the interior.

8 But in addition to that I thought
9 having a front porch would give it a lot more
10 character. It's got a very flat face right now.

11 And then the second floor, I wanted
12 to add a small deck to the second floor that is
13 kind of just an extension of the landing that is
14 already there.

15 CHAIRPERSON CLAUDIO: Okay. I have
16 a simple question. Why in this rendering do we
17 have a horizontal drawing versus like a shingle
18 drawing? You are not changing the material on the
19 outside of the home.

20 MR. MCCULLOCH: No, we're not
21 changing the material at all on the outside.

22 MEMBER BORRELLI: It's not clapboard
23 shingle. It's shingle now. It just looks like it
24 in the drawing.

25 MR. MCCULLOCH: Yes, sorry. Oh, I

1 see what you're saying. Okay. I guess our
2 architect didn't want to put in every little
3 shingle. I'm not sure.

4 No, the shingles there now, we'll
5 keep the shingles. We're proposing on the outside
6 to -- right now there's windows everywhere. They
7 are not in line, they're kind of -- it's kind of a
8 makeshift house, I think it started as a
9 one-family, they added a deck, they added a second
10 floor.

11 So there was no broad plans. I like
12 things looking neat and clean, and I like it to
13 be, you know, windows on the bottom and windows on
14 the top matching as well, you know.

15 CHAIRPERSON CLAUDIO: It's a great
16 change. It's a wonderful plan.

17 MR. MCCULLOCH: Thank you.

18 MEMBER WALTON: So just to that
19 point then, you are not planning to re-side. You
20 are going to patch, correct, the windows?

21 MR. MCCULLOCH: Yes. Yes.

22 MEMBER WALTON: And paint the same
23 color?

24 MR. MCCULLOCH: Same color, Yes. We
25 painted it a couple of years ago. It was a yellow

1 that's been fading for a long time. So we painted
2 it blue. It will be painted the same blue. And
3 that blue is approved by this Committee as well,
4 back, that year.

5 MEMBER BORRELLI: You did shingles
6 on the second page, though. It's all shingles.

7 MR. MCCULLOCH: He did.

8 CHAIRPERSON CLAUDIO: So the color
9 of the house is going to be blue.

10 MR. MCCULLOCH: It's going to remain
11 the same color as it is now, yes.

12 CHAIRPERSON CLAUDIO: The windows
13 are two divide?

14 MR. MCCULLOCH: The same --

15 CHAIRPERSON CLAUDIO: What are your
16 window divides?

17 MR. MCCULLOCH: I don't know off the
18 top of my head.

19 MEMBER MCMAHON: It's on page A-3.

20 MR. MCCULLOCH: I assume it has all
21 the shingles on it. The proposed -- well, the
22 proposed A-3, that's the proposal for all the
23 windows.

24 CHAIRWOMAN CLAUDIO: Great.

25 MEMBER MCMAHON: Two over two.

1 CHAIRPERSON CLAUDIO: Two over two.

2 Did you pick your front door color?

3 MR. MCCULLOCH: I didn't finalize

4 the color just yet. I mean, if you guys have a

5 preference, I'm open to that. But, some of the,

6 you know, the blue, maybe like the red, or like

7 the dark brown.

8 CHAIRPERSON CLAUDIO: Okay, so

9 you'll need to come back to us with that at some

10 point in time.

11 MR. MCCULLOCH: I can do it right

12 now, if you want, if I can get the approval now,

13 and then --

14 MEMBER MCMAHON: Yes, I mean, that's

15 going to be a minimal, I mean, how far off can it

16 be. If it's a red, it's lovely. If it's blue,

17 it's lovely.

18 MR. MCCULLOCH: Thank you, sir.

19 MEMBER MCMAHON: I mean, you know,

20 it's, I'm just trying to be frank.

21 MEMBER BORRELLI: I have a question

22 on the windows. They look like crank-outs. I

23 forget what you call those.

24 MR. MCCULLOCH: Right now they are

25 crank-outs.

1 MEMBER BORRELLI: Casement windows?

2 MR. MCCULLOCH: Yes.

3 MEMBER BORRELLI: So in the front
4 I'm not seeing on the drawings, that you are
5 saying you'll do two over two? Because it's not
6 specified. It says all windows to be Andersen 400
7 Series, argon filled, dirt shedding, simulated
8 divided light. So what is the actual? Because --

9 MR. MCCULLOCH: The mechanism? I
10 believe the mechanism is a pull-up.

11 MEMBER BORRELLI: I don't care about
12 the mechanism. I'm just trying to figure out the
13 esthetics of what the windows, because these all
14 look like casements, and there is no two over
15 anything. These are just glass.

16 MR. MCCULLOCH: No, it's fake
17 divided light. It's just a one over, like a single
18 pane over a single pane. But then in, there's fake
19 divided light in there, to get the esthetic of the
20 Historic District to match.

21 MEMBER BORRELLI: Right. Because
22 right now they aren't. And over here it doesn't
23 say. So I'm trying to get a confirmation as to
24 the window's going to be a two-over-two window?

25 MR. MCCULLOCH: Yes, I think that's

1 A-3, that's the one with the shingles. That's what
2 they'll look like.

3 MEMBER BORRELLI: The one with the
4 shingles. Okay, so two-over-two. Okay.

5 MR. MCCULLOCH: Yes.

6 CHAIRPERSON CLAUDIO: All casings
7 are gone. All windows are replaced.

8 MR. MCCULLOCH: Yes. And a couple in
9 the back, they are all replaced. A lot of them
10 have broken casings as well.

11 MEMBER WALTON: And while we're at
12 divided light versus not, the front door is, will
13 that be two-over-two?

14 MR. MCCULLOCH: I have a photo in
15 there of it.

16 MEMBER WALTON: Yes. So it's
17 two-over-two.

18 MEMBER BORRELLI: Without the side
19 door, right?

20 MEMBER WALTON: Okay. But it's
21 simulated divided light, also --

22 MR. MCCULLOCH: On the door itself?
23 I'm not sure if it comes that way or if it's
24 added. I think it comes that way. I think it's
25 simulated. I would assume so.

1 CHAIRPERSON CLAUDIO: We're steering
2 you off those grids that you put in. That would be
3 much more of what we want.

4 Can we talk a little bit more about
5 the fence, the picket fence?

6 MR. MCCULLOCH: Sure.

7 CHAIRPERSON CLAUDIO: You have
8 plastic as the --

9 MR. MCCULLOCH: There's nothing
10 there right now.

11 CHAIRPERSON CLAUDIO: Okay. So I
12 copied for you a list of our recommendations for
13 fencing material.

14 MR. MCCULLOCH: Okay.

15 CHAIRPERSON CLAUDIO: And I would
16 like to give you that. But this is from the
17 website, the Village website. But, fence designs
18 and materials commonly found in the historic
19 period or substitute materials if
20 indistinguishable from historic materials.

21 I'll give you this. You don't have
22 to -- such as AZEK, Versatex and wood/plastic
23 composite, such as Trex, are recommended.

24 So plastic, just a plastic vinyl
25 fence is not recommended.

1 MR. MCCULLOCH: Okay.

2 MEMBER MCMAHON: There is a Walpole
3 product, which we did approve before, 7 Main
4 Street, and it is a composite, it looks just like
5 wood but it doesn't have the shiny, you know, it's
6 a polymer-type. Like all the products that we
7 approve here now, Versatex and these other things,
8 they are essentially plastic.

9 MR. MCCULLOCH: How do you spell
10 that, sir?

11 MEMBER MCMAHON: Walpole.
12 W-A-L-P-O-L-E.

13 CHAIRPERSON CLAUDIO: We have it. We
14 just wrote it on the sheet here for you.

15 MR. MCCULLOCH: Thank you, so much.

16 MEMBER BORRELLI: It's the second
17 house. If you take a look at it, one of the big
18 white ones on Main Street, which is what we used
19 to call, something -- what is that? Marlboro Hill
20 or -- anyway. It's The Fordham House. It's the
21 second house going up on to Main Street, heading
22 north, on the left side. It has a most remarkable,
23 beautiful fence, and you would never know that was
24 not wood.

25 MEMBER MCMAHON: That's the one I'm

1 talking about.

2 MEMBER BORRELLI: Yes. It's the
3 same. And you look at that, and it's really
4 spectacular. It's very nice.

5 MR. MCCULLOCH: Perfect. I'll take a
6 look at that.

7 MEMBER BORRELLI: But it's
8 beautiful.

9 MR. MCCULLOCH: Thank you.

10 MEMBER WALTON: We can also talk
11 about the columns in front. Are you going to be
12 doing -- it looks like --

13 MR. MCCULLOCH: Those are square. If
14 you guys have a preference, I mean I was going to
15 keep -- again, I'm trying to keep it as similar to
16 the other houses in the area.

17 MEMBER WALTON: Yes. I guess
18 materials, also a question about materials, have
19 you determined --

20 MR. MCCULLOCH: It's going to be a
21 wood material. I don't want it to look different
22 or anything.

23 MEMBER WALTON: And you would mimic
24 the houses --

25 MR. MCCULLOCH: The other houses in

1 the area.

2 CHAIRWOMAN CLAUDIO: 618 Main
3 Street, you're mimicking that?

4 MR. MCCULLOCH: Correct.

5 MEMBER BORRELLI: Actually, you
6 could have done what you wanted to but, because
7 you do have that peak, that is not your complete
8 flat roof. You've got that peak going over your
9 front door, which is kind of taking you away from
10 your house next door, but it's still, it's very
11 pretty, very nice little feature you've got going
12 on there.

13 MR. MCCULLOCH: Yes, I think it will
14 look good. It will look better -- I mean, the
15 house itself right now, it doesn't have much
16 character to the front.

17 MEMBER WALTON: Just, the reason I
18 asked the question on the columns, sorry to circle
19 back to that, but the plans say "fiberglass."

20 MR. MCCULLOCH: Oh, it does? Okay.

21 MEMBER WALTON: Yes, so I think wood
22 would be preferable.

23 MEMBER MCMAHON: Yes, well, they're
24 all composite. Essentially, it's fiberglass. But
25 they emulate everything perfectly. And

1 structurally it's sound, and that is something we
2 do.

3 MR. MCCULLOCH: So the preference is
4 to make sure it looks like wood.

5 MEMBER BORRELLI: Perma-Cast,
6 whatever they are called.

7 MEMBER MCMAHON: Perma-Cast. It's a
8 variety. But, yes. Perma-Cast. But that is
9 something they'll accept and we'll accept.

10 CHAIRPERSON CLAUDIO: I don't know
11 where to leave the front door paint color. I kind
12 of just don't like the blank slate there.

13 MR. MCCULLOCH: Can we say a shade
14 of red or shade of brown or.

15 I'm open to suggestions, honestly.
16 I'm not going to do something crazy like orange or
17 yellow. Maybe a white would look nice.

18 CHAIRPERSON CLAUDIO: White looks
19 good.

20 MR. MCCULLOCH: We'll do white.

21 MEMBER BORRELLI: You can even keep
22 the wood color, you know. Wood color would be
23 pretty, too. Whatever you, you know, really
24 whatever you --

25 MR. MCCULLOCH: Let's do white for

1 now, to match the lining of the porch, and then, I
2 mean, I could do wood as well, if you have to
3 decide right now, so.

4 CHAIRPERSON CLAUDIO: White is good.
5 Just come back for a sample, just bring a little
6 swatch, okay?

7 MR. MCCULLOCH: Perfect. Okay.

8 MEMBER WALTON: Not officially. He
9 doesn't have to appear before the Board.

10 MR. MCCULLOCH: So just say white
11 for now, and then --

12 CHAIRPERSON CLAUDIO: I believe, it
13 does require, you don't have to personally appear,
14 but it does require another appearance.

15 MR. MCCULLOCH: Oh. Is there
16 anything that does not require another appearance?

17 MEMBER BORRELLI: White.

18 MR. MCCULLOCH: Let's do white.
19 Well, do they have the white there for the porch?
20 So just the same white as that.

21 CHAIRPERSON CLAUDIO: Yes. But it
22 would be simple.

23 MR. MCCULLOCH: I'll give you white
24 for now, and then in the future.

25 MEMBER BORRELLI: A white,

1 non-white, whatever.

2 MR. MCCULLOCH: I mean, I can do
3 white for now or wood for now. Whatever you
4 prefer, I'm fine with either. And then in the
5 future if I ever want to change it, I'll come back
6 to the committee. So do you want to say wood for
7 now?

8 MEMBER BORRELLI: Whatever you want.

9 MR. MCCULLOCH: Well, natural wood
10 then. It works for me.

11 MEMBER WALTON: Okay. I did have
12 one other question on the side fence, and where
13 that would end relative to, I couldn't quite tell
14 from the drawings.

15 Does that come all the way to the
16 edge of the porch, or --

17 MR. MCCULLOCH: The fence, no, it's
18 just, I think just the front of the house. It's
19 not going to come --

20 MEMBER WALTON: Oh, there's no side
21 fence --

22 MR. MCCULLOCH: Yeah, there is a
23 side fence now between the neighbor to the south,
24 and there's a side fence there. And on the other
25 side is not much real estate. I think my house is

1 right along the wall. The wall of the house is on
2 the borderline. So.

3 MEMBER WALTON: Okay. And I think I
4 saw the vinyl was the material?

5 MR. MCCULLOCH: Yes, and that
6 suggests to the fence, all these, make sure these
7 ones are on the website.

8 CHAIRPERSON CLAUDIO: Dennis, any
9 thoughts?

10 MEMBER MCMAHON: Yes. That was my
11 only concern. They have that red at the present
12 time.

13 MEMBER BORRELLI: The windows alone
14 are going to make a huge improvement on that
15 house.

16 MR. MCCULLOCH: I can't wait. I'm
17 so excited.

18 MEMBER BORRELLI: Putting up the
19 columns would be great with that little porch,
20 that's, and then if you go and do that little
21 picket fence, that will just like throw it over,
22 that will be perfect. I mean, that will really
23 push it to another stratosphere.

24 MR. MCCULLOCH: Right now the house
25 is just a hodgepodge. It's different levels of

1 each floor, every room is a different level.

2 They're slanted. It just, it's going to be great.

3 I'm excited.

4 CHAIRPERSON CLAUDIO: It's exciting.

5 It's fun. It's an oldie. It's a beauty.

6 MR. MCCULLOCH: It's my first time

7 doing a renovation, so --

8 CHAIRPERSON CLAUDIO: You're talking

9 to the crowd on that, so.

10 Okay, so I would like to --

11 MR. NOONE: If I could interrupt

12 you. So just two contingencies is the door will be

13 a white finish.

14 CHAIRPERSON CLAUDIO: Well, we know

15 what's it's going to be, actually. It will be the

16 same as the --

17 MEMBER BORRELLI: Could we stipulate

18 that it will be either white or wood, this way it

19 doesn't --

20 MR. NOONE: Yes.

21 CHAIRWOMAN CLAUDIO: Right. If it's

22 more expensive, the natural wood, which it

23 probably is, but would look beautiful.

24 MR. MCCULLOCH: I think it would

25 look good, yes.

1 MR. NOONE: And then the fence
2 material will be from the approved list on the
3 website.

4 CHAIRPERSON CLAUDIO: And including
5 Walpole, which is the 817 Main Street.

6 MR. MCCULLOCH: I'll jog right there
7 after this.

8 CHAIRPERSON CLAUDIO: Okay, so I
9 would like to make a motion to approve this
10 application and issue a Certificate of
11 Appropriateness, as the application is in keeping
12 with the criteria in Greenport Village Code
13 Section 76-7.

14 Do I have a second?

15 MEMBER BORRELLI: Second.

16 CHAIRPERSON CLAUDIO: All in favor?
17 Aye.

18 MEMBER BORRELLI: Aye.

19 MEMBER WALTON: Aye.

20 MEMBER MCMAHON: Aye.

21 CHAIRPERSON CLAUDIO: The motion
22 carries.

23 I want to tell you two things that
24 I think are great. Here is the list. There is a
25 picture of your home from 1977. It's on the CHRIS

1 listing, that you have access to, again through
2 the website, but I printed it out for you.

3 MR. MCCULLOCH: Very cool.

4 CHAIRWOMAN CLAUDIO: And we are
5 having a seminar at the library on February 1st,
6 and homes in the Historic District are eligible
7 for a 20% New York state tax credit for their
8 renovation work, up to \$50,000.

9 Can we give him that?

10 MEMBER BORRELLI: Yes.

11 CHAIRWOMAN CLAUDIO: Okay, and here
12 is the poster that talks about that. You would
13 certainly be most eligible. Our professor is here
14 with us tonight, and it's a fairly, not that I
15 have done it, but it's a much easier process for
16 residential renovations, so. (Handing).

17 MR. MCCULLOCH: Thank you, so much.

18 CHAIRPERSON CLAUDIO: So that's all
19 for you. Thank you. Good luck. Looks really fun.

20 MR. MCCULLOCH: Thank you. I
21 appreciate that.

22 CHAIRPERSON CLAUDIO: All right,
23 moving on to the next application, Item #4, 430
24 First Street.

25 Discussion and possible motion on

1 the Application of EWH LLC (Peter Harbes).
2 Applicant proposes to remove roof shingles and
3 replace in-kind, remove non-historic vinyl siding
4 and restore existing clapboard. Add a four-foot
5 cedar fence at north side of property line and a
6 six-foot cedar fence at the east side of the
7 property line (rear). Replace front door with
8 custom-made door to match existing, and new
9 custom-made rear door to match the front door. New
10 sliding glass door to be added to the back (east)
11 side of house. Existing Yankee gutters to be
12 repaired and remain.

13 Select materials to be used:

14 Roof: GAF Timbertex GAF, pewter
15 grey.

16 Clapboard Siding: Benjamin Moore,
17 Green N400.

18 Exterior Front Door: Custom-made
19 front door to match existing.

20 Trim: Benjamin Moore, White,
21 semi-gloss.

22 It is SCTM# 1001-4-7-2.2.

23 Do we have somebody here to
24 represent the applicant? Give us your name,
25 please.

1 MR. GARRITANO: Bruce Garritano,
2 Rustic & Refined Renovations.

3 CHAIRPERSON CLAUDIO: Do you want to
4 tell us about the project?

5 MR. GARRITANO: We're doing a
6 complete restoration/renovation to a building in
7 Greenport that has needed some love for a long
8 time. We didn't know where we were going to take
9 this project until we pulled the vinyl siding off
10 and saw that there was beautiful clapboard
11 underneath.

12 So once that started, it just
13 snowballed into a come to the Historic Society and
14 tell them all about what you are going to do.

15 CHAIRPERSON CLAUDIO: Well, welcome.
16 We're glad you're here.

17 So you are in one of the older
18 homes of Greenport. You are in a prime location,
19 of course, close to Front Street, getting to be a
20 busier intersection.

21 I like everything you are doing. I
22 really just want to talk about the fence on the
23 north side of the property.

24 MR. GARRITANO: Okay, the fence on
25 the north side of the property is existing.

1 CHAIRPERSON CLAUDIO: Cedar
2 four-foot is existing? There's a privet there.

3 MR. GARRITANO: The fence on the
4 north side is existing. That's the neighbor's
5 fence. And on the east side and the south side is
6 the fence we are replacing with a like-kind fence.

7 CHAIRPERSON CLAUDIO: So on the
8 north side, is it not just the privet on a Belgian
9 block pathway?

10 MR. GARRITANO: No. When the privet
11 ends, there is a six-foot cedar fence. I do have a
12 photo of it.

13 MEMBER WALTON: Towards the back is
14 it?

15 MR. GARRITANO: There's a six-foot
16 cedar fence that goes down the north side and then
17 across the back is the --

18 CHAIRPERSON CLAUDIO: Six-foot on
19 the north side?

20 MR. GARRITANO: On the north side,
21 yes, in the back, beyond this privet. So going
22 back this direction.

23 CHAIRWOMAN CLAUDIO: Okay.

24 MR. GARRITANO: So from the privet
25 back is a six-foot cedar fence, and then across

1 the back is a stockade fence from the neighbor
2 behind.

3 CHAIRWOMAN CLAUDIO: Okay.

4 MR. GARRITANO: So I'm going to
5 match this fence across the back, down the side to
6 where the house is, then I'm going to drop it to a
7 four-foot coming down the driveway.

8 CHAIRPERSON CLAUDIO: Coming down
9 your neighbor's driveway.

10 MR. GARRITANO: Coming down the
11 south side of the building.

12 CHAIRPERSON CLAUDIO: South side of
13 the building. Got it.

14 MEMBER WALTON: So what happens,
15 does this privet stay?

16 MR. GARRITANO: The privet is going
17 to stay.

18 MEMBER WALTON: Got it.

19 MEMBER BORRELLI: Your driveway is
20 on the other side, Bruce, right.

21 MR. GARRITANO: On the other side.
22 Yes. The opposite side.

23 MEMBER BORRELLI: Okay, on the south
24 side. Right.

25 CHAIRPERSON CLAUDIO: So you're

1 extending this fence?

2 MR. GARRITANO: No, this is all
3 staying. We are not touching this side. Across
4 the back and across the south side of the
5 property.

6 CHAIRPERSON CLAUDIO: Okay, so
7 six-foot in the back, across that stockade.

8 MR. GARRITANO: It's going to go
9 six-foot across the back, six-foot until it hits
10 the house, the back of the house, then it's going
11 to drop down to four-foot. Just so the backyard is
12 a little more private, you know.

13 CHAIRPERSON CLAUDIO: Yes. Okay, so
14 I went to code. Looking at code, you are in a
15 busy part of the world there.

16 MR. GARRITANO: Right, we know.

17 CHAIRPERSON CLAUDIO: A lot of
18 walking traffic, right?

19 MR. GARRITANO: Right.

20 CHAIRWOMAN CLAUDIO: When you have a
21 four-foot fence, it is, you can't see over it when
22 you are seated in your car. So you can't get out
23 without --

24 MR. GARRITANO: Right. You want to
25 back that up to the porch? I could back it up to

1 the porch.

2 CHAIRPERSON CLAUDIO: It can be 30
3 inches in height above the curb.

4 MR. GARRITANO: That's reasonable.

5 CHAIRPERSON CLAUDIO: You're good
6 with that?

7 MR. GARRITANO: No problem.

8 CHAIRPERSON CLAUDIO: Love it. And
9 I'll tell you, you'll be happier living there with
10 it.

11 MEMBER BORRELLI: You'll be able to
12 get in and out.

13 MR. GARRITANO: It's a great
14 suggestion. It's just that the house on the south
15 side is owned by the Town, and it's really in
16 disarray. I really don't want to look at it.

17 CHAIRPERSON CLAUDIO: The Town or
18 the Village?

19 MEMBER BORRELLI: The Village.

20 MR. GARRITANO: Yes, the Village
21 owns that.

22 CHAIRPERSON CLAUDIO: Okay.

23 MR. GARRITANO: So, that's it.

24 MEMBER BORRELLI: All right. Bruce,
25 can we talk about the front door.

1 MR. GARRITANO: Sure.

2 MEMBER BORRELLI: It has a transom
3 over the top, right.

4 MR. GARRITANO: Yes. I'm leaving the
5 transom.

6 MEMBER BORRELLI: Wonderful.

7 MR. GARRITANO: It's funny, because
8 we found wonderful details in this house. I found
9 a book from 1880 in the wall. I found all these
10 pieces of wood with people's names in it. So I
11 guess those were the previous owners of the house.
12 The book has somebody's name in it. So I don't
13 know the story --

14 MEMBER BORRELLI: Do you remember
15 the names? I can tell you the story of your house
16 if you give me some names.

17 MR. GARRITANO: Sure. I got the
18 names, I got the book, I would love to know more
19 about this. And the only other thing is, you know,
20 half the house is -- the other thing I wanted to
21 talk to you about is half the windows are
22 replacement windows, and half are old windows.

23 I was thinking of just doing
24 two-over-twos, replacement windows in the whole
25 thing so everything matches. Is that okay?

1 CHAIRWOMAN CLAUDIO: We'll add it to
2 the 400 Andersen divided light.

3 MEMBER BORRELLI: Where are your old
4 windows? Are any of them in the front?

5 MR. GARRITANO: Half of them are
6 broken, half of them, all the, I mean, they're
7 gone. They are literally gone.

8 CHAIRPERSON CLAUDIO: They're
9 weighted windows?

10 MR. GARRITANO: I'll have rated
11 windows in the front, you know.

12 CHAIRPERSON CLAUDIO: No, I mean
13 your old windows have weights inside?

14 MEMBER BORRELLI: Sash weights.

15 MR. GARRITANO: Yes, they have
16 weights. They have storm windows on them. They
17 are not efficient at all. And I really would like
18 to put the two over twos, just replacement vinyl,
19 and make it all match.

20 MEMBER MCMAHON: And, again, we put
21 that in the notes, it says Andersen 400 Series.

22 MR. GARRITANO: I don't know what
23 the particular brand is.

24 MEMBER MCMAHON: For your edifice,
25 it could be Marvin, it could be Andersen. Two

1 divided light is all --

2 MR. GARRITANO: It could be any one
3 of these, but it's just going to be a replacement
4 window that will fit in that exact same size, with
5 the two over two.

6 MEMBER WALTON: Your notes do say no
7 alterations to existing windows and doors. So
8 that's -- on the --

9 MR. GARRITANO: I'd like to. Now
10 that I'm in that project a little deeper than when
11 we applied for this, I mean I'll just say half of
12 them are replacement, half of them are not.

13 MR. NOONE: Well, right now we've
14 got the, he's going to, I don't have to put
15 Andersen. I'll just say two over two with two
16 divided light.

17 MR. GARRITANO: Yes.

18 CHAIRPERSON CLAUDIO: Yes.

19 MR. NOONE: Okay, two over two, two
20 divided light. And the fence is 30 inches from the
21 porch to the sidewalk?

22 CHAIRPERSON CLAUDIO: Yes.

23 MR. NOONE: Porch to the curb.

24 MR. GARRITANO: It will be eight
25 feet from the sidewalk, how's that?

1 CHAIRPERSON CLAUDIO: That's great.

2 MEMBER WALTON: And it also just
3 needs to be added to the application.

4 MR. NOONE: Well, it will be a
5 condition. It will be a condition on the COA. And
6 what is the last one?

7 CHAIRPERSON CLAUDIO: The 30-inch
8 height?

9 MR. NOONE: No, no, was there
10 another condition?

11 CHAIRPERSON CLAUDIO: It's as
12 proposed, other than those two changes.

13 MR. NOONE: Just those two
14 conditions.

15 CHAIRPERSON CLAUDIO: And I must
16 say, just because historians always want you to
17 try to save old windows and old --

18 MR. GARRITANO: I get it.

19 CHAIRPERSON CLAUDIO: Okay.

20 MEMBER MCMAHON: Yes, it's just not
21 practical at some point.

22 MR. GARRITANO: On this project,
23 it's just impractical. Half of the work is they
24 are already replaced.

25 MEMBER BORRELLI: I'm still stuck on

1 the front door. So we are saving the transom. It
2 has a storm door on it right now.

3 MR. GARRITANO: It has no storm door
4 on it anymore.

5 MEMBER BORRELLI: You took it off?

6 MR. GARRITANO: The storm door is
7 off.

8 MEMBER BORRELLI: Okay, so now you
9 have what?

10 MR. GARRITANO: Now we have a
11 three-quarter glass and a one-quarter two panel.

12 MEMBER BORRELLI: Right. Two panel
13 on the bottom. And it's the original door?

14 MR. GARRITANO: I think so.

15 MEMBER BORRELLI: Okay. And you
16 can't refinish that? You can't like --

17 MR. GARRITANO: I will try. I'll
18 give a valiant effort. If it does not come
19 together, I will give something that is exactly
20 like it. How is that?

21 MEMBER BORRELLI: Okay. It's just
22 that I'm particular about my front doors, like
23 really particular. I love the old original front
24 doors.

25 MR. GARRITANO: Okay, I'll do my

1 best to save the front door.

2 MEMBER BORRELLI: Okay. If you can.

3 If you can.

4 MR. GARRITANO: If I can.

5 CHAIRPERSON CLAUDIO: Do you have
6 anything else?

7 MEMBER BORRELLI: No, just the
8 transom is beautiful there, and just to preserve
9 that. And I see the Yankee gutters here.

10 MR. GARRITANO: We'll get rid of the
11 gutters. You know, they filled in the Yankee
12 gutters. We're going to remove that and put the
13 Yankee gutters back.

14 MEMBER BORRELLI: Okay, oh, so --
15 okay.

16 MR. GARRITANO: No, the Yankee
17 gutters have been covered for probably 20, 30
18 years.

19 MEMBER BORRELLI: Really.

20 MR. GARRITANO: So we're going to
21 restore them.

22 MEMBER MCMAHON: Yes, I have seen
23 that, too.

24 MR. GARRITANO: Yes. It's going to
25 be nice.

1 CHAIRPERSON CLAUDIO: Frances?

2 MEMBER WALTON: Yes. Also noted in
3 one of the photographs that you submitted, one of
4 the columns, maybe all of the columns, looks like
5 they need some work at the bottom.

6 MR. GARRITANO: They are going to be
7 trimmed out, they are going to be painted white,
8 they're going to be beautiful.

9 MEMBER WALTON: So you're going to
10 leave the columns, trim the bottom --

11 MR. GARRITANO: The columns are
12 going to stay just as they are.

13 MEMBER WALTON: Okay, so just
14 repaired.

15 MR. GARRITANO: Exactly what you see
16 is what we're going to restore.

17 MEMBER WALTON: Okay. Does that need
18 to be noted, Mike?

19 MR. NOONE: No, because it's not in
20 the application. So he's not changing anything.

21 MEMBER WALTON: Okay. Thank you.

22 MEMBER BORRELLI: What about colors,
23 do we have that?

24 MR. GARRITANO: Yes. It's going to
25 be the same color as 619 Bailey Avenue and

1 whatever address Janice's house is, with white
2 trim.

3 CHAIRWOMAN CLAUDIO: I got a good
4 laugh out of that. I thought you were throwing
5 names out with the number.

6 MR. GARRITANO: I gave it the number
7 that was on the can.

8 MEMBER WALTON: One other question
9 on the -- there's an AC unit.

10 MR. GARRITANO: The AC units are
11 going to be around the back, above the -- they're
12 going to be hidden. Where the oil tank used to sit
13 on the side of the building is, we were going to
14 put them there, but now they have these slim units
15 that they can hang, and they are going to go
16 around, hanging above the basement entrance. So
17 they won't be seen by the street.

18 MEMBER WALTON: Fantastic. The
19 plans show that as part of the application --

20 MR. GARRITANO: We're going to do
21 Belgian block and pea gravel on the driveway.

22 MEMBER WALTON: Okay. I was going to
23 ask about screening, but you are putting it around
24 the back so your neighbors won't --

25 MR. GARRITANO: They're going to be

1 hidden.

2 CHAIRPERSON CLAUDIO: Dennis?

3 MEMBER MCMAHON: Everything looks
4 great.

5 CHAIRPERSON CLAUDIO: Roselle just
6 said, which you probably didn't hear, is that
7 she's happy for the house.

8 MR. GARRITANO: It will be
9 beautiful.

10 MEMBER MCMAHON: You're doing all
11 the right thing.

12 CHAIRPERSON CLAUDIO: So, why do you
13 want a cesspool?

14 MR. GARRITANO: What's that?

15 CHAIRPERSON CLAUDIO: On the plans
16 it looked like there was a cesspool on the
17 property.

18 MR. GARRITANO: There is overflow
19 tanks for the dry wells, for the downspouts for
20 the Yankee gutters.

21 CHAIRPERSON CLAUDIO: That's great.
22 All right, I would like to make a motion that we
23 approve this application as written, with the
24 addition of the 30-inch cedar fence from the house
25 to within eight feet of the curb. And two over

1 two, two divided light windows.

2 MEMBER WALTON: And the AC unit
3 around the back. The application shows it on the
4 side of the house.

5 MR. NOONE: In the rear, yes.

6 CHAIRPERSON CLAUDIO: It's not
7 really rear, but it's in a good place.

8 Okay, do I have a second?

9 MEMBER BORRELLI: I'll second.

10 CHAIRPERSON CLAUDIO: All in favor?

11 Aye.

12 MEMBER MCMAHON: Aye.

13 MEMBER WALTON: Aye.

14 MEMBER BORRELLI: Aye.

15 CHAIRPERSON CLAUDIO: Motion

16 carries.

17 I would like to note our Commission
18 is only voting on the work described in your
19 application received by the Village. Any other
20 changes or new projects that you wish to make, you
21 will have to come back in front of the HPC again.
22 I hope that is clear.

23 All right, that's it.

24 And I have here, Chris, I have a
25 picture of your home from 1977. It's available to

1 you on the website. It's hard to manipulate, so I
2 just printed it out for you.

3 MR. GARRITANO: I Thank you, so
4 much, everybody. Have a wonderful night.

5 CHAIRPERSON CLAUDIO: Thank you.

6 This will be a great addition to the Village.

7 All right, Item #5, which is
8 discussion regarding the procedure of receiving
9 hard documents.

10 So right now I get a call from Mike
11 and I go pick up hardcopies and I drop them off,
12 which Mike also sends you.

13 So we get digital copies of all the
14 applications. I want to just talk about that.
15 Driving around of hardcopies.

16 Is that important to people? Is
17 there an ability, willingness to go pick them up?
18 Is the way it is now the best way? I just want to
19 talk about that for a second.

20 MEMBER WALTON: I'm perfectly happy
21 picking them up at Village Hall.

22 CHAIRPERSON CLAUDIO: Okay. Dennis?

23 Do you like getting your application delivered?

24 Is that important to you?

25 MEMBER MCMAHON: I think it's lovely

1 because a lot of times I won't be home.

2 MEMBER BORRELLI: I would like to
3 see them delivered to me, if that's not a chore.

4 MEMBER MCMAHON: It's not a problem.
5 If it is, then I'll try --

6 MR. NOONE: And to be honest,
7 Janice, if you want, I can drop them off. Frances
8 knows I walk the Village every day. I would be
9 happy to drop them off at anyone's home, including
10 yours, Janice. You know, I'm happy to get paper
11 off my desk.

12 CHAIRPERSON CLAUDIO: Okay. Are we
13 good with that?

14 MEMBER BORRELLI: I'm good.

15 MEMBER MCMAHON: Appreciate it.

16 MR. NOONE: I'm usually passing
17 both of your homes at least once a day.

18 MEMBER BORRELLI: I usually have to
19 pick up Planning Board materials, so I'm usually
20 picking stuff up, but if you're --

21 CHAIRPERSON CLAUDIO: Let's go with
22 this, and if it doesn't work and we want to change
23 it, we'll just bring it back up.

24 MEMBER BORRELLI: At least my house,
25 if you could pass, it would be great.

1 MR. NOONE: No, no. I pass
2 everyone's home at least once a day.

3 CHAIRPERSON CLAUDIO: Thank you.

4 All right, our June meeting is June
5 19th, which is a federal holiday, so we need to
6 move that meeting.

7 MR. NOONE: Juneteenth.

8 CHAIRWOMAN CLAUDIO: And I was
9 wondering, Mike, if you know what the Village
10 Board is doing. Because their meeting usually
11 follows ours. We would have Jay, we would have
12 everyone here.

13 MR. NOONE: I do not know what they
14 are doing. That didn't even occur to me since
15 I --

16 CHAIRPERSON CLAUDIO: It might be
17 best to piggyback on that. So we can leave this
18 for a month.

19 MR. NOONE: So what I can do is I'll
20 find out what the Village Board is doing, the
21 Board of Trustees, and I'll just plan it for that
22 and send out an e-mail.

23 Is there anybody that can't make it
24 on either the 12th to the 26th?

25 CHAIRPERSON CLAUDIO: I cannot make

1 it on the 12th. But we'll, we have a quorum
2 without me now.

3 MR. NOONE: Everybody else. Okay, I
4 don't know what date, they may do June 18th.

5 CHAIRPERSON CLAUDIO: Right. Or they
6 may do the 20th or they may do the 26th.

7 MR. NOONE: My guess is they would
8 not do Fridays. They are more likely to do it on
9 either Wednesday or the week before.

10 Is everyone okay with either the
11 12th or the 18th?

12 MEMBER BORRELLI: I think so.

13 MEMBER WALTON: Not the 25th.

14 MR. NOONE: I doubt it will be the
15 25th. It will be either the -- either they cancel
16 it entirely and have one, just one for the 26th,
17 or they move from the 12th to the 18th.

18 MEMBER BORRELLI: I'm not going to
19 be around the 25th, 26th, for like a whole week or
20 so.

21 MR. NOONE: But you'll be back,
22 right, Janice?

23 CHAIRPERSON CLAUDIO: Yes, I'm back
24 on the 16th.

25 MR. NOONE: Okay.

1 CHAIRPERSON CLAUDIO: So let's just
2 bring it up next month.

3 MR. NOONE: Well, I'll find out what
4 date it is. And we'll plan it for then, and I'll
5 send out an e-mail. And if there's a problems we
6 can always reschedule it again.

7 CHAIRPERSON CLAUDIO: Okay. So I
8 just wanted to bring up the seminar on February
9 1st, at three o'clock at the library, where we
10 are, well, it's one of our duties to teach about
11 the benefits of being in an Historic District.
12 It's one of the requirements of Chapter 76. But it
13 is a discussion of the benefits, the tax credit
14 benefits for residents and for commercial
15 properties.

16 So if you can come or would like to
17 talk about that in any way, that would be
18 appreciated. All right?

19 And then at six o'clock we have the
20 public hearing on Sandy Beach, and I thought if
21 there were any questions, thoughts, concerns, pros
22 or cons, it would be good time to talk about them.

23 I have learned, I think everyone
24 knows I've tried to put out the information that
25 we have, of course the TASCA report, the firsthand

1 accounting of life from 1911 forward at Sandy
2 Beach. We are aware now that the private road is
3 actually a road that covers each individual lot.
4 Each homeowner owns a portion of that contiguous
5 road, so it's not really a road in the traditional
6 sense, which I think explains so much.

7 I did check with the state historic
8 people, and a private road does not include being
9 listed on the state or national registers, so if
10 that were a problem for Greenport, it would be
11 more restrictive than the state or national
12 registers.

13 I did check with them as well in
14 the elevation of that one home down in early
15 numbers, 3,4 numbers, is not a preclusion to
16 inclusion on the state and national registers.
17 So, again, we would be more restrictive than those
18 registers if we look to that.

19 And I think those were some of the
20 concerns that I had heard.

21 MEMBER MCMAHON: They are in a flood
22 plain, so they'll have to do some serious
23 rethinking of that whole area. So, if that's a
24 concern on our end, then that should be taken into
25 consideration.

1 I already approached a few
2 homeowners in regard to raising their houses.
3 It's not easy because they can't move it off the
4 lot in order to do that. So they'll have to put
5 helical piles underneath everything. And they
6 are, the insurance companies are really, you know,
7 getting down on people and they make it really
8 hard to get flood insurance and such, so they have
9 a hard road ahead of them.

10 CHAIRWOMAN CLAUDIO: I know that
11 Merl Wiggin, when he was alive, would often go on
12 about the breakwater which is, because of just
13 sinking and tides rising, is now some pretty
14 exceptional number, like 20 inches lower than what
15 it was in the late 1800s, and the same happened to
16 the Shinnecock Inlet, and that was all rebuilt.
17 And the same with Sag Harbor. Greenport is an
18 outlier in that we have not rebuilt our
19 breakwater.

20 I don't know, it's not a concern
21 that crosses our table or anything, but it would
22 also protect Greenport. Merl's teaching of that,
23 was that Greenport waterfront is more subject to
24 flooding because of that decline in that
25 breakwater, so Sandy Beach would also benefit,

1 too.

2 MEMBER BORRELLI: And also the
3 dredging we need to do.

4 CHAIRPERSON CLAUDIO: It's done.

5 MEMBER BORRELLI: When?

6 CHAIRPERSON CLAUDIO: Two weeks
7 ago. Within a few days of the approval.

8 MEMBER BORRELLI: The dredging of
9 the breakwater coming into Greenport Harbor.

10 CHAIRPERSON CLAUDIO: Across from
11 123 Sterling. It's there.

12 MEMBER BORRELLI: Wow. I didn't even
13 know that.

14 CHAIRPERSON CLAUDIO: All right,
15 other than that, are there any other topics that
16 anyone wants to discuss?

17 (Negative response).

18 I'll make a motion to adjourn.

19 MEMBER BORRELLI: Second.

20 CHAIRPERSON CLAUDIO: All in favor?

21 Aye.

22 MEMBER MCMAHON: Aye.

23 MEMBER WALTON: Aye.

24 MEMBER BORRELLI: Aye.

25 CHAIRWOMAN CLAUDIO: Motion

1 carries. See you next month.

2 (The time noted is 5:46 p.m.)

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1 C E R T I F I C A T I O N

2

3 STATE OF NEW YORK)

4) SS:

5 COUNTY OF SUFFOLK)

6

7 I, WAYNE GALANTE, a Court Reporter

8 and Notary Public in and for the State of New

9 York, do hereby certify:

10 THAT the above and foregoing
11 contains a true and correct transcription of the
12 Historic Preservation Commission meeting of
13 January 23rd, 2025.

14 I further certify that I am not
15 related either by blood or marriage, to any of the
16 parties to this action; and that I am in no way
17 interested in the outcome of this matter.

18 IN WITNESS WHEREOF, I have hereunto
19 set my hand this 18th day of February, 2025.

20

21

22

23 WAYNE GALANTE.

24

25