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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

April 17, 2025

5:00 p.m.

BEFORE:

JANICE CLAUDIO - CHAIRPERSON

ROSELLE BORRELLI - MEMBER

FRANCES WALTON - MEMBER

DENNIS MCMAHON - MEMBER

MICHAEL NOONE - CLERK TO THE BOARDS

2 CHAIRPERSON CLAUDIO:

3 Welcome. I'm Janice Claudio,  
4 Chair of the HPC. Will the Board  
5 please introduce themselves?

6 MEMBER MC MAHON: Dennis  
7 McMahan.

8 MEMBER WALTON: Frances Walton.

9 MEMBER BORRELLI: Roselle Borrelli.

10 CHAIRPERSON CLAUDIO: So,  
11 Item Number 1: Motion to accept  
12 and approve the minutes of March  
13 20, 2025 Regular Meeting. Do I  
14 have a second?

15 MEMBER WALTON: Second.

16 CHAIRPERSON CLAUDIO: All in  
17 favor?

18 MEMBER MC MAHON: Aye.

19 MEMBER WALTON: Aye.

20 CHAIRPERSON CLAUDIO: Aye.

21 MEMBER BORRELLI: Aye.

22 CHAIRPERSON CLAUDIO: Motion  
23 carries.

24 Item Number 2: Motion to  
25 schedule the next Historic

2 Preservation Commission Meeting  
3 for 5:00 on Thursday, May 15, 2025  
4 at the Station One Firehouse,  
5 Third and South Street, Greenport,  
6 New York. Do I have a second?

7 MEMBER WALTON: Second.

8 MEMBER BORRELLI: I'll second.

9 CHAIRPERSON CLAUDIO: All in  
10 favor?

11 MEMBER MC MAHON: Aye.

12 MEMBER WALTON: Aye.

13 CHAIRPERSON CLAUDIO: Aye.

14 MEMBER BORRELLI: Aye.

15 CHAIRPERSON CLAUDIO: Okay,  
16 Item Number 3: Discussion and  
17 possible motion on the application  
18 of Coral Silsbe on behalf of  
19 JPMorgan Chase Bank, NA.

20 Applicant proposes the following:

21 Refurbish Cantilevering clock.

22 Replace the front arched window  
23 along Main Street to match the  
24 original.

25 Replace wood/glass entry door

2 along Main Street to match existing.

3 Reclad underside of canopies at  
4 parking lot entrance and drivethrough.

5 Patch brick retaining wall to  
6 match existing. Amend a previous  
7 submitted plan - existing brick  
8 retaining wall not to be painted.

9 New tack coat surface for  
10 existing parking lot with striping  
11 replaced in kind.

12 It's Suffolk County Tax Map  
13 Number 1001-4-10-5. Do we have  
14 someone to speak to the  
15 application? Hi, welcome.

16 MS. ZINO: Hi, how are you?

17 CHAIRPERSON CLAUDIO: Good to  
18 see you.

19 MS. ZINO: Good to see you  
20 too. Stand here?

21 MEMBER WALTON: The mic.

22 CHAIRPERSON CLAUDIO: Oh,  
23 yeah, if you would just at the mic  
24 and introduce yourself. Thank you.

25 MS. ZINO: Hello. My name is

2 Carmela Zino. I'm with TPG  
3 Architecture and I'm just going  
4 walk you through the improvements  
5 that are being looked at for  
6 JPMorgan Chase, the branch here.

7 So most of this work is really  
8 all maintenance and refurbishment  
9 to kind of bring back the luster  
10 to the bank. So the existing  
11 clock is not really working. So  
12 the plexiglass is damaged and it's  
13 going to get replaced and any of  
14 the rusty metal is going to get  
15 repainted.

16 The arched windows with the --  
17 this front entrance here is  
18 getting replaced, the new door,  
19 the windows, the arch is all  
20 getting replaced here as well.  
21 There's like a boarded up wood at  
22 the arched top, so that's going to  
23 get replaced with a new glass  
24 window to improve the's aesthetic  
25 of this.

2 And retaining wall that's all  
3 here in the front, that's just  
4 going to be repaired. There's  
5 some cracks in the wall, so  
6 there's some brick that's going to  
7 be matching just to kind of bring  
8 it to a better condition.

9 And just to kind of -- there was  
10 a previous application where the  
11 building was getting painted where  
12 all these colors had already been  
13 previously approved. So some of  
14 the trim work around the arched  
15 openings, all of this, this was  
16 all something that had been  
17 previously reviewed and approved.

18 So this is just kind of like  
19 dimensional elevations that are  
20 indicating the replacement of the  
21 doors, the windows, the arched  
22 openings, all with new wood to be  
23 painted to match what's there now.

24 This is all representative of  
25 the colors that were previously

2 selected. So a general white  
3 paint for the overall bank.  
4 There's -- all the arched trims  
5 are getting this gray color. A  
6 charcoal color is being used at  
7 some of these accent points like  
8 at the eaves and chimneys and other  
9 sill and other trim points. And  
10 other, like the other frames,  
11 gutters, windows, they're getting  
12 the darker onyx color.

13 On the side, the underside of  
14 the canopies, they're kind of --  
15 they're damaged, so they're  
16 getting replaced with new metal  
17 panels to match what's there now.  
18 And the doors that are here, the  
19 main entry doors to make them ADA  
20 compliant, they're putting like an  
21 adapter on the bottom so that  
22 there's like a ten-inch rail at  
23 the bottom of the doors.

24 So you can see the general  
25 appearance of the bank is largely

2 remaining the same. This is  
3 pretty much just kind of showing  
4 what's happening with the canopy.  
5 The lighting is really -- we're  
6 using the same lighting. We'll  
7 just replace -- when they replace  
8 the panel, they'll put the lights  
9 back in at the ATM's.

10 This is really -- I think we  
11 went through the paint finishes in  
12 the front, same paint finished on  
13 the side. And these are the same  
14 paints that's being used on this  
15 facade as well.

16 CHAIRPERSON CLAUDIO: Great,  
17 thank you.

18 MEMBER BORRELLI: I have some  
19 questions.

20 CHAIRPERSON CLAUDIO: Roselle?

21 MEMBER BORRELLI: I have a  
22 question or a few. So if you go  
23 back to your first slide. You  
24 said Carmela, correct?

25 MS. ZINO: Yes, Carmela.



2 MEMBER BORRELLI: Okay. Go  
3 back to your first slide where it  
4 says number three. So I just want  
5 to understand correctly because  
6 I'm not sure I understood. You're  
7 going to take that stained glass  
8 spider web transom out and you're  
9 going to just put in a rounded  
10 glass modern? You're taking that  
11 out?

12 MS. ZINO: Yeah, the window  
13 is going to get replaced with a  
14 new custom window with the arched  
15 opening, arched top. So it's a  
16 door, there's a transom, and then  
17 the arched top. It's like three  
18 pieces and it would get custom  
19 made to match the size and the  
20 dimensions of what's there. This  
21 one right here.

22 MEMBER BORRELLI: So you're  
23 not keeping the original transoms?  
24 You're replacing it all?

25 MS. ZINO: Well, it's getting

2 replaced. It's getting replaced  
3 to match what's there. It's  
4 really just this door --

5 MEMBER BORRELLI: Right.

6 MS. ZINO: -- that's getting  
7 replaced.

8 MEMBER BORRELLI: Right, with  
9 everything new. And you're trying  
10 to match it as best you can?

11 MS. ZINO: That's right.

12 MEMBER BORRELLI: And the  
13 reason is you can't just take  
14 what's there originally and just  
15 sand it down and paint it and keep  
16 it? I'm just asking.

17 MS. ZINO: Yeah, I mean, I  
18 think what's there now is just  
19 kind of like deteriorated to a  
20 point where it's beyond repair.  
21 So the new door would be an  
22 improvement.

23 MEMBER BORRELLI: And that  
24 door you don't use anyway, correct?

25 MS. ZINO: It doesn't really

2 get used, but it is a second exit.  
3 So we do want to make sure that  
4 the door is properly functioning.

5 MEMBER BORRELLI: Right. I  
6 don't know. I didn't -- I mean,  
7 as I drive by, I didn't actually  
8 get out. I guess I could have  
9 gotten out, walked up. I mean,  
10 it's my bank too, so. I never go  
11 to that front door to actually to  
12 see.

13 Because I'm just like all in  
14 favor if you guys can just sand  
15 it, paint it, and keep that  
16 original spider -- I don't know if  
17 it's leaded glass, if it's just a  
18 wooded transom, but they're  
19 beautiful. So I just wonder why  
20 you wouldn't just, you know, try  
21 to preserve it or restore it possibly.

22 MS. ZINO: Yeah, I mean, you  
23 know, my understanding is the bank  
24 intending to just, you know,  
25 replace it with something new that

2 operates properly. You know, I  
3 don't know if there's a way to  
4 restore it to be honest.

5 MEMBER BORRELLI: Because the  
6 other ones they've actually taken  
7 them out, right, those just  
8 blacked out transoms in the half  
9 moons. Like here and here, they  
10 sort of took it out and you can  
11 actually see how beautiful the  
12 original is with all the subdivisions  
13 in it on that half moon. And here  
14 you just got blacked out.

15 MS. ZINO: Are you talking  
16 about the top-top?

17 MEMBER BORRELLI: No, here.  
18 Here and here.

19 MEMBER WALTON: The other  
20 windows.

21 MEMBER BORRELLI: They  
22 removed -- I would assume -- I  
23 assume all those Palladian windows  
24 were actual real Palladian windows  
25 originally and they just, for the,

2           you know, I don't know, the  
3           efficiency of a business, I guess  
4           you took them away originally.  
5           These (indicating). I don't know,  
6           I wasn't privy to that renovation.

7           But what I'm saying is the  
8           Palladian window, as it is, was  
9           originally constructed so  
10          beautiful that I just -- I'm just  
11          wondering why are we're going to  
12          take it away?

13          MS. ZINO: Well, we're not  
14          taking it away. We're replacing  
15          it to match the glass that's  
16          there. So it's going to be a  
17          custom made piece with glass.  
18          It's not going to be filled --  
19          it's not going to be blanked out.  
20          It's going to be a piece of glass,  
21          wood frame and glass with the  
22          muntins to match what's there.

23          MEMBER BORRELLI: Okay, and the  
24          other ones that are blacked out  
25          are going to be replaced as well?

2 MS. ZINO: That was not  
3 intended to be in the scope.

4 MEMBER BORRELLI: Because  
5 they are blanked out.

6 MS. ZINO: Alex was just  
7 showing me, yes.

8 MEMBER BORRELLI: I'm just  
9 trying avoid having, like I said,  
10 a Palladium window all of a sudden  
11 blacked out again.

12 MS. ZINO: Yeah, you don't want  
13 it to disappear, I understand that.

14 MEMBER BORRELLI: Yeah.

15 MS. ZINO: Sure. The intention  
16 is to keep it.

17 MEMBER BORRELLI: Right.

18 MEMBER WALTON: And to match.

19 MS. ZINO: And to match, yes.

20 MEMBER BORRELLI: Okay, and  
21 the other thing is, there was talk  
22 at one time -- I don't know, I  
23 don't have my notes going back  
24 from the first approval, which was  
25 a couple of months ago. But there

2 was talk of putting a tree there.

3 Is there still talk of putting the

4 tree to kind of do something with

5 the blank white wall that's there now?

6 MS. ZINO: I'll be honest,

7 I'm not familiar with that. I

8 wasn't aware that there was --

9 MEMBER BORRELLI: I think

10 they agreed to do that, but I

11 haven't heard of it since, so I'm

12 wondering if that just got sort of

13 put aside.

14 MS. ZINO: I would be of the

15 understanding if that's what they

16 agreed to. My understanding is

17 there hasn't been a change.

18 CHAIRPERSON CLAUDIO: Was it

19 in the COA?

20 CLERK NOONE: That was part

21 of the COA.

22 CHAIRPERSON CLAUDIO: You

23 have the other COA?

24 MS. ZINO: I don't have that.

25 CHAIRPERSON CLAUDIO: Okay,

2 we can get you that.

3 CLERK NOONE: I'd be happy to  
4 get you a copy of the original of  
5 that.

6 MS. ZINO: Okay, sure. I'll  
7 let the bank know.

8 CLERK NOONE: That was an  
9 actual Chase project. They didn't  
10 expedite or anything.

11 MS. ZINO: Okay.

12 MEMBER WALTON: I had one question.

13 MS. ZINO: Okay.

14 MEMBER WALTON: Are you done?

15 MEMBER BORRELLI: No, I'm  
16 good. Oh, just the other half  
17 moon semicircular spider window up  
18 top too, you're also going to keep  
19 the mullions and --

20 MS. ZINO: So what's there  
21 now appears to just be something  
22 that's boarded up. So the board  
23 is going to get removed and it's  
24 going to get replaced with a glass  
25 window.



2 MEMBER BORRELLI: But on the  
3 other boards there's no plan of  
4 putting them all so they all match?

5 MS. ZINO: No.

6 MEMBER BORRELLI: Okay.  
7 Because we don't like that much  
8 sunlight coming through or we'd  
9 rather it be dark or they just  
10 overlooked it or...

11 MS. ZINO: It could be --

12 MEMBER BORRELLI: Just for  
13 symmetry; just for aesthetic beauty.

14 MS. ZINO: Yeah, that's not  
15 something that had been discussed  
16 with me as something that they  
17 wanted to do. And to be honest,  
18 sometimes with the banks there are  
19 sometimes secure areas, so I don't  
20 know if it's a security thing.

21 MEMBER BORRELLI: Okay, thank  
22 you.

23 MEMBER WALTON: I think this  
24 one will be simpler. I thought I  
25 saw somewhere along the way

2 that -- I know you're pulling out  
3 some of the brick --

4 MS. ZINO: Yes.

5 MEMBER WALTON: -- to run the  
6 drainage or the under -- and did I  
7 see that it's going to be replaced  
8 with a permeable surface?

9 MS. ZINO: In terms of the  
10 topping suffers?

11 MEMBER WALTON: Yes.

12 MS. ZINO: They intend to  
13 take the brick out and put the  
14 same brick back in.

15 MEMBER WALTON: The same?

16 MS. ZINO: So there's some  
17 drainage work. They're going to  
18 do drainage work and then put the  
19 brick back.

20 MEMBER WALTON: So it will  
21 look just like --

22 MS. ZINO: Just what's there.

23 MEMBER WALTON: Okay, that  
24 was my question.

25 CHAIRPERSON CLAUDIO: Dennis?

2 MEMBER MC MAHON: No, looks  
3 good.

4 CHAIRPERSON CLAUDIO: The  
5 bigger half moon, that will have  
6 the --

7 MS. ZINO: On the top.

8 CHAIRPERSON CLAUDIO: On the  
9 top, will there be one piece or  
10 will it be --

11 MEMBER WALTON: Spokes.

12 CHAIRPERSON CLAUDIO: -- spokes.

13 MS. ZINO: It will have  
14 muntins in it.

15 CHAIRPERSON CLAUDIO: It will  
16 have the muntins, okay. And great  
17 plans, I should say that to begin  
18 with.

19 MEMBER WALTON: Yes.

20 CHAIRPERSON CLAUDIO: Was  
21 there any consideration or try to  
22 take some of the utility lines  
23 and -- it seems like when you're  
24 doing this renovation there's kind  
25 of a -- quite a bit of messiness

2 that occurs with the old buildings  
3 and sticking a computer line.  
4 You're on the outside of the  
5 building, it just seems like an  
6 opportunity.

7 MS. ZINO: Yeah, I mean, not  
8 that I'm aware of. I mean, that  
9 would be a larger infrastructure  
10 project to rerun the utilities  
11 from within the building.

12 CHAIRPERSON CLAUDIO: I --

13 MS. ZINO: I think their  
14 intention is really to just kind  
15 of refresh the outside.

16 CHAIRPERSON CLAUDIO: And we  
17 appreciate that.

18 MEMBER WALTON: Very much, and  
19 all the work that went into this.

20 MS. ZINO: You're welcome.

21 CHAIRPERSON CLAUDIO: Do you  
22 have any other questions?

23 MEMBER MC MAHON: No. It's  
24 lovely. Thank you so much.

25 MS. ZINO: You're welcome.

2 CHAIRPERSON CLAUDIO: So I'd  
3 like to make a motion to approve  
4 this application and issue a  
5 Certificate of Appropriateness.

6 MEMBER WALTON: I'll second  
7 that.

8 CHAIRPERSON CLAUDIO: Okay,  
9 all in favor?

10 MEMBER MC MAHON: Aye.

11 MEMBER WALTON: Aye.

12 CHAIRPERSON CLAUDIO: Aye.

13 MEMBER BORRELLI: Aye.

14 CHAIRPERSON CLAUDIO: I just  
15 want to note that we are only  
16 approving the things in the  
17 motion -- in the application. We  
18 will get you the old COA with the  
19 tree. You might be aware that  
20 there are renovation tax credits  
21 that you can receive on this  
22 project as that building is part  
23 of the National State and Local  
24 Registers. So you can -- I'm sure  
25 the project is less than two and a

2 half million dollars. So you can  
3 receive up to 50 percent back,  
4 30 percent from the federal  
5 government and 20 percent from the  
6 state, and I have brought you  
7 paperwork.

8 MS. ZINO: Thank you, I  
9 appreciate that. I will take that  
10 back to them.

11 CHAIRPERSON CLAUDIO: I don't  
12 know how it would work in a big  
13 Chase corporation, but it is  
14 significant money.

15 MS. ZINO: You know what, I  
16 will let the money people figure  
17 that out.

18 CHAIRPERSON CLAUDIO: (Handing.)

19 MS. ZINO: Thank you.

20 CHAIRPERSON CLAUDIO: Item  
21 Number 4: 161 Central Avenue.  
22 Discussion and possible motion of  
23 the application of Frank W.  
24 Uellendahl, RA behalf of Hillary  
25 Kelbick and Dennis Chalkin. I'm

2 slaughtering names, sorry.

3 The applicants propose  
4 renovating an existing attic by  
5 adding a dormer to be located in  
6 the rear of the house, egress  
7 windows, and skylight.

8 The roofing will be New Castle  
9 Metal, Weathered Zinc.

10 The Skylight is Velux FCM 3030

11 And windows Anderson 400 Series,  
12 full divided light, six-over-one.

13 It's Suffolk County Tax Map  
14 Number 1001-5-2-6. Is there  
15 anyone here to speak to the  
16 application?

17 MS. KELBICK: Hello. I  
18 apologize on behalf of Frank  
19 Uellendahl. He came down with  
20 COVID today. I almost wish it was  
21 me who got sick so he could be  
22 here presenting and not me and  
23 Dennis presenting.

24 But nevertheless, Hillary  
25 Kelbick, Dennis Chalkin. We love

2 Greenport. We love 161 Central  
3 Avenue. It is our happy place.  
4 The attic is renovated, but it's  
5 old and we're trying to spend more  
6 and more time out here. Bottom  
7 line, Dennis is a photographer and  
8 trying to curate a lifetime's  
9 worth of work and he can't even  
10 stand up without banging his head.

11 MR. CHALKIN: I'm not happy.

12 MS. KELBICK: Well, the rest  
13 of the house is happy. Anyway,  
14 the point is, we very much respect  
15 the block we live on, the  
16 community we live in, and have  
17 worked with Frank. We also had  
18 the very, very good opportunity to  
19 meet George, the building  
20 inspector, who came to the house  
21 and actually gave Frank some  
22 guidance just about what to do to  
23 ensure that we were respecting the  
24 actual street we live on and the  
25 codes and such.



2 And we recognize that we need to  
3 put in sprinkler systems and  
4 egress windows -- I know, it's  
5 kind of like, but we need to do  
6 what we need to do so that we are  
7 doing it properly. And we ask  
8 your permission, I guess we ask  
9 for a Certificate of Appropriateness.

10 CHAIRPERSON CLAUDIO: Of  
11 appropriateness.

12 MS. KELBICK: And we're happy  
13 to try to answer any questions  
14 that you may have.

15 CHAIRPERSON CLAUDIO: Okay,  
16 thank you.

17 MEMBER MC MAHON: I was the  
18 previous contractor on the house,  
19 so I --

20 CHAIRPERSON CLAUDIO: Yeah.

21 MEMBER MC MAHON: Inch by  
22 inch, I know that house. It is  
23 out of our streetscape, so it's  
24 not -- that's not an issue.  
25 They're using, according to what

2 we just heard, the Anderson 400  
3 Series, which is something that we  
4 approve and I'm not sure if anyone  
5 else has any questions.

6 MEMBER WALTON: That's nice.  
7 And Frank formally sat on this  
8 Board, I believe, so he certainly  
9 knows the issues that we're  
10 looking for.

11 MEMBER BORRELLI: Okay, I  
12 have a question.

13 MS. KELBICK: Sure.

14 MEMBER BORRELLI: So either I  
15 put my question to you, Hillary,  
16 or maybe Dennis, or I would have  
17 done it to Frank because I know  
18 him well. I'm sure everything is  
19 great on the historic side of it.  
20 I don't think there's any issues.

21 But in my brain, so I know  
22 that's tough to get in there,  
23 Dennis, but I'm looking at the  
24 plan where it says cross section  
25 and I'm trying to understand the

2 proposed dormer on the way it's  
3 going to look.

4 So on the plans I have -- like  
5 if you look at the photo, this  
6 roof, right, this dormer -- this  
7 roof is pitched in an A, right?  
8 And the dormer is actually going  
9 on the roof behind that one.

10 MR. CHALKIN: Right.

11 MEMBER WALTON: To the right  
12 of it?

13 MEMBER BORRELLI: Right.

14 MEMBER WALTON: Yes.

15 MEMBER BORRELLI: So now if  
16 you look at those flat  
17 straight-on's, right? This -- if  
18 I look at this roof straight on,  
19 is it drawn incorrectly or is it  
20 just me? Because if I straight-on  
21 look, that roof, it should be  
22 A-framed, A'd, right, Dennis? And  
23 this roof is A'd in the other way.

24 MEMBER WALTON: This part?

25 MEMBER MC MAHON: That's the

2 dormer. That's the shed dormer.

3 MEMBER BORRELLI: This is the  
4 dormer.

5 MEMBER MC MAHON: That's correct.

6 MEMBER BORRELLI: And where  
7 is my roof line on this?

8 MEMBER MC MAHON: That's is  
9 the flat roof.

10 MEMBER BORRELLI: Look at the  
11 picture. It's not. Unless I --  
12 it's not -- I can't comprehend  
13 this. But I don't know if it's  
14 going to matter. So maybe it  
15 doesn't -- I don't need to  
16 comprehend it. But it doesn't  
17 look like it's drawn correctly to  
18 me.

19 MR. CHALKIN: No, it's drawn  
20 correctly. But from the photograph,  
21 there's no way you would ever --  
22 unless you were higher up, you  
23 can't see that angle.

24 MEMBER WALTON: It's the  
25 lower roof I think.

2 MR. CHALKIN: Yeah, because  
3 the front part -- the back part of  
4 the house --

5 MEMBER WALTON: It's the  
6 lower roof. You're looking at the  
7 upper roof. It's a little hard to  
8 tell.

9 MEMBER BORRELLI: So the  
10 dormer goes on the third roof,  
11 which is the attic, right?

12 MR. CHALKIN: The farther  
13 part of the roof.

14 MEMBER BORRELLI: Right, and  
15 this is a second story roof.

16 CLERK NOONE: So you can't  
17 see the roof. You see, this is a  
18 permanent roof. This is the  
19 proposed roof.

20 MEMBER BORRELLI: Right.

21 CLERK NOONE: So you can't  
22 see the roof.

23 MEMBER BORRELLI: So if  
24 you're looking at this roof this  
25 way, it should still -- even

2           though you're coming on here, you  
3           should still have an up, right?

4           MEMBER WALTON: Yeah, but see  
5           this is --

6           MEMBER BORRELLI: But it's  
7           not that roof.

8           MEMBER WALTON: This roof  
9           sticks out.

10          MEMBER BORRELLI: That's the  
11          first floor. That's the second  
12          floor. It's going on the third  
13          floor. So the roof that's  
14          proposed that you're looking at is  
15          this one --

16          MR. CHALKIN: Right.

17          MEMBER BORRELLI: -- which  
18          should still have an up.

19          MR. CHALKIN: Exactly.

20          MEMBER BORRELLI: And then  
21          the dormers, the third story  
22          attic, which should then have the  
23          up going this way.

24          MR. CHALKIN: That part of  
25          the roof is the third story.

2 MEMBER BORRELLI: Right.

3 MR. CHALKIN: So right now it  
4 comes down.

5 MEMBER BORRELLI: Right.

6 MR. CHALKIN: I mean, I --  
7 the only way to stand in that part  
8 of the attic is in the middle  
9 where the top of the roof line is.

10 MEMBER BORRELLI: I  
11 understand the whole thing with  
12 the dormer. I'm just saying in  
13 the drawing, it's not represented,  
14 I don't think, correctly.

15 MEMBER WALTON: Yeah, I think  
16 I know what you're saying. So  
17 this is that first floor that's  
18 flat, then the patio.

19 MEMBER BORRELLI: The second  
20 store is now pitched with an A.

21 MEMBER WALTON: That --

22 MEMBER BORRELLI: Right, and  
23 then the third is coming straight  
24 out. I'm just wondering how the  
25 roof lines are going to -- I mean --

2 MEMBER WALTON: But it's over  
3 to the --

4 MEMBER BORRELLI: Maybe it's  
5 not really -- I don't know. And,  
6 you know, Frank is much more of an  
7 architect that I would ever  
8 imagine myself to even try to be,  
9 but I think my drawings are wrong.

10 MS. KELBICK: Well, I know we  
11 talked a whole lot about the fact,  
12 just how high that, you know, it  
13 had to be a minimum.

14 MEMBER BORRELLI: Right.

15 MS. KELBICK: And I know that  
16 that was changing. Wasn't it  
17 changing the pitch and you weren't  
18 so happy with it, but Frank said  
19 that's how it had to be?

20 MR. CHALKIN: The pitch of  
21 the dormer roof?

22 MS. KELBICK: Yes, yeah.

23 MR. CHALKIN: Yeah, it has to  
24 be a very -- in order to give us  
25 the ceiling height, it has to be



2 on a, you know -- and it also has  
3 to be pitched for drainage.

4 MEMBER BORRELLI: Of course.

5 MEMBER WALTON: I don't think  
6 you're questioning that though,  
7 right? You're saying this roof  
8 line looks like it doesn't --

9 MEMBER BORRELLI: Right.

10 CHAIRPERSON CLAUDIO: It  
11 lacks the A.

12 MEMBER BORRELLI: Right.

13 MEMBER WALTON: If you were  
14 looking at it from the back, you  
15 might see the A, but --

16 CHAIRPERSON CLAUDIO: Versus  
17 the side.

18 MEMBER BORRELLI: Well, even  
19 if you're looking at it from the  
20 side, if you look at the photo of  
21 the house, you would see that  
22 roof.

23 MR. CHALKIN: You can't see  
24 it from the side unless you're --

25 MEMBER BORRELLI: They're

2 showing this right here, this eve.  
3 The drawing shows this eve, but if  
4 you look how much more this roof  
5 extends over that view. This is  
6 what is drawn.

7 MS. KELBICK: Can we approach?

8 MEMBER WALTON: Sure. What  
9 she's talking about is this part.

10 (Whereupon there was crosstalk.)

11 MEMBER MC MAHON: The  
12 computer doesn't pick up that, you  
13 know? It comes across as a line.

14 MEMBER BORRELLI: Yes.

15 MEMBER MC MAHON: Okay, but  
16 that's not going to -- it's still  
17 going to remain.

18 MEMBER BORRELLI: So one goes  
19 like this and the other one is  
20 going to goes like this --

21 MEMBER MC MAHON: It's so  
22 slight.

23 MEMBER BORRELLI: -- over the  
24 pitch.

25 CHAIRPERSON CLAUDIO: Okay,

2 we got to kind of get back to --  
3 everybody. So bottom line here --

4 MEMBER BORRELLI: We got it.

5 CHAIRPERSON CLAUDIO: We  
6 think the drawing is off, but it's  
7 fine.

8 MS. KELBICK: Okay.

9 CHAIRPERSON CLAUDIO: We just  
10 want to confirm that from the  
11 street view there's no visible  
12 change with the dormer addition  
13 that you want to do.

14 MS. KELBICK: And we do  
15 believe everything that they've  
16 worked that standing from the  
17 front or even going across the  
18 street standing at your neighbor,  
19 looking forward, you couldn't tell.

20 CHAIRPERSON CLAUDIO: That's  
21 the --

22 MS. KELBICK: I hope that  
23 does what it needs to do.

24 CHAIRPERSON CLAUDIO: Yes.

25 MS. KELBICK: And I apologize

2 if there's anything that's --

3 CHAIRPERSON CLAUDIO: It's  
4 good.

5 MS. KELBICK: We'll let Frank  
6 know there was a question.

7 MEMBER BORRELLI: Yeah.

8 CHAIRPERSON CLAUDIO: So I'd  
9 like to make a motion. Anyone  
10 have further questions?

11 MEMBER WALTON: No.

12 MEMBER BORRELLI: No.

13 CHAIRPERSON CLAUDIO: All  
14 right, I'd like to make a motion  
15 to approve this application and  
16 issue a Certificate of  
17 Appropriateness as the application  
18 is in keeping with the criteria of  
19 Greenport Village Code Section 76.

20 MEMBER BORRELLI: I'll second.

21 CHAIRPERSON CLAUDIO: All in  
22 favor?

23 MEMBER MC MAHON: Aye.

24 MEMBER WALTON: Aye.

25 CHAIRPERSON CLAUDIO: Aye.

2 MEMBER BORRELLI: Aye.

3 CHAIRPERSON CLAUDIO: I do  
4 want to emphasize that we are just  
5 approving what's in your  
6 application. If you make any  
7 further changes --

8 MS. KELBICK: I understand.

9 CHAIRPERSON CLAUDIO: -- come  
10 back see us and we'll be glad to  
11 see you.

12 MS. KELBICK: Thank you very  
13 much for making this easy. I kind  
14 of spent today being nervous.

15 CHAIRPERSON CLAUDIO: It  
16 looks like a good plan. It makes  
17 good sense.

18 MS. KELBICK: Appreciate it.

19 CHAIRPERSON CLAUDIO: Your  
20 needs are changing and so is your  
21 house.

22 MS. KELBICK: And check out  
23 Dennis Chalkin. He's an amazing  
24 photographer. You can find him on  
25 Instagram.

2 CHAIRPERSON CLAUDIO: We  
3 should; bye.

4 Item Number 5: 514 Main Street.  
5 Discussion and possible motion on  
6 the application of John and  
7 Alexandra Hinchin.

8 Applicants propose painting the  
9 exterior siding, trim, and door  
10 white; Benjamin Moore AF-10  
11 Gardenia.

12 The siding and trim will be in a  
13 semi-gloss finish, and the door  
14 will be in a high-gloss finish.

15 Applicant also proposes to level  
16 out and resurface the driveway  
17 that backs up to Carpenter Street  
18 and add a fence similar to the  
19 neighbors to the right and left.

20 Their driveway will include a  
21 six-foot apron of cobblestone and  
22 remainder gravel. Fence will be  
23 made from cedar wood and metal  
24 mesh.

25 Applicant also proposes pairing

2 that with a single gate on the  
3 southeast side of the house.

4 Suffolk County Tax Map Number

5 1001-4-3-30. Welcome.

6 MR. HINCHEN: Hello. I'm

7 John. This is my wife, Ally. We  
8 bought the house in the middle of  
9 February. It's our first house.

10 I must say we're pretty  
11 intimidated by today. So we're  
12 happy to answer any questions you  
13 have.

14 We are making it our full-time  
15 home as soon as possible. We  
16 really need it -- we need it to be  
17 painted just to really improve the  
18 cosmetics of the house because  
19 it's a little bit run down. Like  
20 I said, we love Greenport. We'd  
21 love to make it our home.

22 CHAIRPERSON CLAUDIO: So you  
23 came to the right place. So you  
24 have a long term plan, your  
25 application says, and you've got a

2 step-by-step.

3 MR. HINCEN: That's right.

4 Just basically budget constraints.

5 First we want to make it look nice  
6 on the outside.

7 CHAIRPERSON CLAUDIO: Well,  
8 we need to discuss the motion, but  
9 please don't leave without this.  
10 It will give you a possibility of  
11 a tax credit of up to \$50,000, a  
12 20 percent state tax credit,  
13 because you're doing the kind of  
14 renovation the State is looking  
15 for.

16 MR. HINCEN: Great.

17 CHAIRPERSON CLAUDIO: So it's  
18 a good thing to know about and  
19 this will help you get there.  
20 Okay, let's discuss your application.

21 MEMBER WALTON: Do you want  
22 me to start?

23 CHAIRPERSON CLAUDIO: Yes.

24 MEMBER WALTON: Just so my  
25 first question is actually about



2 the next phase. You mentioned  
3 you're going to be phasing in over  
4 time. I did the same thing when I  
5 bought my house, so I totally  
6 understand. Will you -- so the  
7 original house, I believe, had a  
8 porch in front. Are you planning  
9 to eventually restore that?

10 MR. HINCEN: We'd love to if  
11 possible, but again --

12 MEMBER WALTON: Funding.

13 MR. HINCEN: Exactly. So if  
14 we get that tax credit, right?

15 MEMBER WALTON: Yeah.

16 MR. HINCEN: But like if  
17 that's something that we'd be able  
18 to do, we'd love to do it. Like  
19 we spoke to a contractor and he  
20 questioned about the setback, at  
21 the time, from the street. But,  
22 again, this is all hypothetical at  
23 this point because it's down the  
24 road, but that's something we'd  
25 definitely be interested in doing.

2 MEMBER WALTON: That would be  
3 amazing.

4 CHAIRPERSON CLAUDIO: Hypothetically  
5 we'd love it.

6 MR. HINCEN: Hypothetically,  
7 we'll keep that in mind.

8 MEMBER WALTON: In addition  
9 to loving it, the reason I was  
10 asking is that, at one time I  
11 think the lower windows had a  
12 similar treatment to these upper  
13 windows, and obviously it doesn't  
14 make sense to replace that if  
15 you're building the porch.

16 MR. HINCEN: Yeah.

17 MEMBER WALTON: And so that's  
18 really part of what I was trying  
19 to understand.

20 MR. HINCEN: Yeah, if you  
21 can see the steps, like that's not  
22 great. I think it was put up in  
23 the 70's, but we'd love to go back  
24 to the porch. So I wouldn't want  
25 to spend money on the steps and

2 the trim if down the road in, say,  
3 two years' time, I'm going to  
4 build the porch.

5 MEMBER WALTON: And  
6 similarly, you don't want to spend  
7 money replacing these  
8 architectural features if you are  
9 ultimately going to --

10 MR. HINCEN: Exactly.

11 MS. HINCEN: There's tons of  
12 missing corbels around like the  
13 top trim of the house.

14 MEMBER WALTON: Yes.

15 MS. HINCEN: And we have --  
16 we counted what we could see.  
17 There should be 48 and we probably  
18 have like 6. So that's something  
19 that we definitely want to add  
20 back on eventually. But the house  
21 is so dirty and dinged up, we just  
22 kind of want to get a good paint  
23 job on it now and then when we go  
24 to the stage of the porch, we'll  
25 add back the corbels and like all

2 that original character.

3 MEMBER WALTON: Good, thank  
4 you. And one other question. Are  
5 you going to paint the garage too?

6 Mr. HINCEN: At the moment,  
7 we'll power wash it, because,  
8 again --

9 MEMBER WALTON: Yeah. It  
10 would be a shame to do all that  
11 beautiful work in the driveway.

12 MR. HINCEN: That's exactly.

13 MEMBER WALTON: That's it.

14 CHAIRPERSON CLAUDIO: Dennis?

15 MEMBER MC MAHON: Understood.

16 CHAIRPERSON CLAUDIO: Understood.

17 MEMBER BORRELLI: I have a  
18 question.

19 MEMBER MC MAHON: Yeah, those  
20 missing details also --

21 MEMBER BORRELLI: First of  
22 all, just starting off, that  
23 Gardenia White is one of my  
24 favorites of Benjamin Moore white.  
25 So kudos.

2 MR. HINCEN: We spent a lot  
3 of time saying which white matches  
4 closest?

5 MEMBER BORRELLI: Yeah, it's  
6 nice. Number two, those  
7 floor-to-ceiling windows that you  
8 have that are probably your living  
9 room.

10 MR. HINCEN: Yeah.

11 MEMBER BORRELLI: If you ever  
12 decide to put that porch up, even  
13 if it's just a dream, you have to  
14 leave them floor-to-ceiling, okay?  
15 Because that's the way it would  
16 have been had they walked out onto  
17 the porch. And they did. You  
18 come up and you walk right out on  
19 to your porch as I did on my  
20 house.

21 But I choose not to rebuild my  
22 front porch, which was very much  
23 like yours, because people in the  
24 70's had added an extension to the  
25 right side of my house, so I

2 decided to just live with my two  
3 front doors.

4 That said, I think it's really  
5 pretty. But before you do  
6 anything ever, do you know the  
7 house on 1st Street? It's called  
8 the Hartley House. It's owned by  
9 the Farmikas (phonetic), like  
10 pharmacy, Farmikas. They're a  
11 lovely couple.

12 It's a blue house next to a -- a  
13 sort of a marine-blue house on the  
14 corner of 1st Street, right? Like  
15 right after 1st and South, you  
16 keep going north and there's a  
17 blue house on the corner, that's  
18 not the house. The house one  
19 before that, it's more of a -- not  
20 teal, but it's more of a  
21 greeny-blue. It's the Hartley  
22 house because Mr. Hartley was the  
23 man who made all of the horseshoes  
24 and horse harnesses, harnesses for  
25 the horses.

2 So if he -- it's was a beautiful  
3 home. There's a story -- there's  
4 two stories written about that  
5 house. The reason I mention it is  
6 because all of your trim and your  
7 gingerbread work and exactly where  
8 your dining room bump-out is, the  
9 more I look at it, it's your  
10 house, opposite. So if you flip  
11 your house to the other side, go  
12 take a look at the Hartley House.  
13 I'm starting to think it's  
14 basically a carbon copy.

15 MS. HINCEN: Okay.

16 MEMBER BORRELLI: So because  
17 the Hartley House by the Farmikas  
18 is restored so magnificently,  
19 immaculately, beautiful done,  
20 check it out. And if you can't  
21 find -- I would bring my corbels.  
22 Maybe they're the same ones. In  
23 which case, maybe they would allow  
24 you to like, you know, make a  
25 carbon copy of them and bring them

2 to some carpenter who could lay  
3 them or do whatever they need to  
4 do to have it, you know,  
5 replicated. But it's -- the house  
6 is almost the same.

7 MS. HINCHEN: Awesome. That  
8 would be a good reference point.

9 MEMBER BORRELLI: And kudos,  
10 congratulations. It's a beautiful  
11 house.

12 MS. HINCHEN: Thank you.

13 MEMBER BORRELLI: Even  
14 without the porch, it's still  
15 beautiful.

16 MS. HINCHEN: It is, yeah.

17 CHAIRPERSON CLAUDIO: So if  
18 you have questions and things,  
19 even with color, we are happy to  
20 give you advice that you can  
21 ignore or, you know --

22 MEMBER WALTON: Or take.

23 CHAIRPERSON CLAUDIO: Do you  
24 know the history of your house?  
25 Have you been given any of the



2 CRIS information on your house,  
3 the old sorry of it?

4 MS. HINCEN: Yeah, we have.  
5 The one image we found actually,  
6 that was left over when we were  
7 moving in, from the 30's. That's  
8 really all we have of that. And  
9 then Michael gave us what you guys  
10 had in the historical binder. I  
11 have photo copies of that. So  
12 that was helpful as well. That's  
13 really all we know so far.

14 MR. HINCEN: And the realtor  
15 said it was a captain's house.

16 MEMBER BORRELLI: Well, here  
17 it says the president of People's  
18 National Bank.

19 MS. HINCEN: Yeah, that's  
20 what we found.

21 MR. HINCEN: And then, yeah,  
22 so, yeah, Bill someone, he said it  
23 was captain's house in the 1900's  
24 and then that photo there says  
25 Tuthill.

2 MEMBER BORRELLI: Which is a  
3 very longstanding name in the  
4 neighborhood.

5 MR. HINCHEN: I see the  
6 Tuthill Electric on whatever the  
7 main road is out there.

8 MEMBER BORRELLI: But for  
9 that house, if Tuthill is  
10 associated to that house and that  
11 is correct, it's going to be very  
12 easy to figure it all out.

13 MS. HINCHEN: Yeah.

14 MEMBER BORRELLI: That's the  
15 easy part.

16 MS. HINCHEN: Okay.

17 CHAIRPERSON CLAUDIO: So  
18 Roselle has the big purple  
19 Victorian on 1st Street and has  
20 done a lot of research on homes  
21 and is always a resource. There  
22 is Chris at the library who is the  
23 historic -- helps you research  
24 things. There's a lot of tools.  
25 So if you're looking for it, you

2 know, come we'll help. Because --

3 MS. HINCEN: Thank you.

4 THE COURT: -- we love what

5 you're doing. Big applause.

6 Anyone else?

7 (No response.)

8 CHAIRPERSON CLAUDIO: So I

9 would like to make a motion to

10 approve this application and issue

11 a Certificate of Appropriateness

12 as the application is in keeping

13 with the criteria of Greenport

14 Village Chapter 76. Do I have a

15 second?

16 MEMBER BORRELLI: Second.

17 MEMBER WALTON: Second.

18 CHAIRPERSON CLAUDIO: All in

19 favor?

20 MEMBER MC MAHON: Aye.

21 MEMBER WALTON: Aye.

22 CHAIRPERSON CLAUDIO: Aye.

23 MEMBER BORRELLI: Aye.

24 CHAIRPERSON CLAUDIO: If you

25 do anything else, don't do it.

2 Come back, talk to us.

3 MS. HINCEN: Okay.

4 CHAIRPERSON CLAUDIO: Here is  
5 -- I don't know if you got one of  
6 these either, but take this. It's  
7 what we're working on. Thank you.  
8 Thanks very much.

9 MR. HINCEN: Thank you.

10 CHAIRPERSON CLAUDIO: Item 6:  
11 630 1st Street. Discussion and  
12 possible motion on the application  
13 of -- say your name.

14 MS. SAUNDERS: Alsou.

15 CHAIRPERSON CLAUDIO: -- Alsou  
16 Saunders. Applicant proposes  
17 repainting the house using the  
18 same color, Benjamin Moore OC-151  
19 White, and repair/renovate both  
20 front and rear stoops. Suffolk  
21 County Tax Map Number 1001-2-6-42.  
22 And for full disclosure, this is  
23 my neighbor.

24 MS. SAUNDERS: Yeah, my  
25 project is much more boring than

2 this happy couple.

3 CHAIRPERSON CLAUDIO: That  
4 was fun.

5 MS. SAUNDERS: I'm just  
6 restoring. It's going to look  
7 completely the same. So let's  
8 look at number one. I marked the  
9 pictures with the marker so it  
10 would be easier. So that's the  
11 house and stoop, the front stoop.  
12 So I'm going to use the brick.  
13 It's right here. And you see the  
14 top part?

15 CHAIRPERSON CLAUDIO: Yes.

16 MS. SAUNDERS: So they pour  
17 cement. It's similar color. I  
18 want to put bluestone. Yeah, it  
19 will be better. And the railing  
20 will stay the same.

21 Oh, yeah, so here, number two,  
22 you can see better. You could see  
23 -- but I want to ask your  
24 permission, for safety reason,  
25 because the building inspector

2 told me it would be better to also  
3 put bluestone on the platform and  
4 going down on top of steps.

5 MEMBER WALTON: So not brick  
6 because it's safer?

7 MS. SAUNDERS: Not brick,  
8 yes. He said to ask your  
9 permission if it's possible.

10 MEMBER BORRELLI: Is that  
11 what you want to do?

12 MS. SAUNDERS: I would like  
13 that. He said it would be much  
14 better in the long run and, you  
15 know, because cement between  
16 bricks, you know, just later on it  
17 will be -- it will just be better  
18 safety wise.

19 MEMBER MC MAHON: So it won't  
20 absorb water and crack.

21 MS. SAUNDERS: Right.

22 MEMBER WALTON: Mike, do we  
23 need to mark that on the application?

24 CLERK NOONE: I mean, we can  
25 do that.

2 MS. SAUNDERS: I didn't want  
3 to --

4 CLERK NOONE: You don't need  
5 to amend the application. I can  
6 put it on the COA.

7 MEMBER WALTON: Just as long  
8 as it's -- okay.

9 MS. SAUNDERS: Just if you  
10 permit.

11 CHAIRPERSON CLAUDIO: Yeah,  
12 we'll write it on the Certificate  
13 of Appropriateness that you can  
14 pick up tomorrow most likely.

15 CLERK NOONE: Well, yeah,  
16 you'll have to sign it first.

17 CHAIRPERSON CLAUDIO: Well,  
18 as soon as I sign it.

19 CLERK NOONE: What I'll do is  
20 I'll send you an e-mail when it's  
21 ready.

22 MS. SAUNDERS: Whenever it's  
23 ready.

24 MEMBER WALTON: Monday.

25 CHAIRPERSON CLAUDIO: Monday.

2 MS. SAUNDERS: Okay. This is  
3 number two. Let's go to number  
4 three, picture number three. This  
5 picture I just want you to see the  
6 back stoop. Yes, the back. And  
7 if you look at number -- just  
8 compare number three -- okay,  
9 let's -- where was that?

10 Oh, yes, number three you could  
11 see the back stoop. If you go  
12 back to the front of the house,  
13 you cannot see the back stoop  
14 completely from the street. It's  
15 impossible.

16 CHAIRPERSON CLAUDIO: Right.

17 MS. SAUNDERS: And so the  
18 building inspector pointed out to  
19 me that, if you look at the steps,  
20 when you go up to the door,  
21 there's no platform. There's no  
22 platform, so that's not great. So  
23 I took a picture of a new stair --  
24 a stoop someone built with the  
25 platform and the steps going down



2 on number four. So I want to do  
3 similar in mahogany.

4 MEMBER BORRELLI: So you want  
5 to replace the brick with mahogany?

6 MS. SAUNDERS: Yeah, with  
7 mahogany.

8 CHAIRPERSON CLAUDIO: And  
9 railing from wrought iron to wood?

10 MS. SAUNDERS: Wood, yes.

11 MEMBER WALTON: Yeah, that  
12 actually raises the question I was  
13 going to ask. Are you going to  
14 keep the metal railing on the front?

15 MS. SAUNDERS: On the front, yes.

16 MEMBER WALTON: But on the back  
17 you're going to do wood like this?

18 MS. SAUNDERS: Yes, exactly.  
19 You can't see from the street and,  
20 you know -- and also it's used  
21 much more and I also like want to  
22 put the rug when you come in so  
23 it's on the platform. It's just  
24 nice if you want to take your  
25 shoes off. Because right now it's

2 impossible. There's no platform  
3 when you come in and it's not safe.

4 MEMBER MC MAHON: No, it's  
5 against code actually. You're  
6 supposed to have three feet.

7 MS. SAUNDERS: Yeah, and he  
8 pointed it out to me. I'm like,  
9 you know what, let's just do a  
10 platform so you could actually  
11 come out and you have the step  
12 down.

13 MEMBER WALTON: Yeah, much  
14 safer.

15 MEMBER BORRELLI: I would  
16 just say. You know, like you  
17 said, the scope -- the view is not  
18 -- we're not going to see it from  
19 the street.

20 MS. SAUNDERS: No, not at all.

21 MEMBER BORRELLI: But just so  
22 you are aware, I mean, I'm sure  
23 you're aware that there's a lot  
24 more maintenance with a wood porch  
25 than there's ever going to be with

2 a brick and wrought iron rail.

3 MS. SAUNDERS: Oh, yeah, I  
4 know. Yeah, 100 percent I know.  
5 I know. Listen, it will last  
6 what, probably 30 years. I may  
7 not going to be here in 30 years.

8 MEMBER BORRELLI: Okay.

9 (Laughter.)

10 CHAIRPERSON CLAUDIO: So we  
11 need to amend the COA for that too?

12 CLERK NOONE: No. The  
13 example is in the application.

14 MEMBER WALTON: That was  
15 already attended.

16 CLERK NOONE: Yes, that's an  
17 attended.

18 MEMBER BORRELLI: And the  
19 front door is getting a different  
20 color or you're not painting the  
21 front door?

22 MS. SAUNDERS: No, no, no.  
23 I'm not changing anything. Front  
24 door stays the same.

25 MEMBER BORRELLI: The color,

2 you're not changing the color?

3 MS. SAUNDERS: No, I'm not  
4 changing just the color. Just the  
5 house, the paint with the same  
6 white color.

7 MEMBER BORRELLI: I just  
8 wanted to say, I always, when I  
9 pass by the house, your railings  
10 in the front, I love the railings.

11 MS. SAUNDERS: Yeah, yeah.

12 MEMBER BORRELLI: The design  
13 of the one level, then they curve  
14 down is really unique and very,  
15 very pretty --

16 MS. SAUNDERS: Yeah, no,  
17 they're staying. I asked the guy.

18 MEMBER BORRELLI: -- on that  
19 house. Very pretty.

20 MS. SAUNDERS: -- you know,  
21 because I want to hold on to them.

22 MEMBER BORRELLI: Yeah, very  
23 pretty.

24 MS. SAUNDERS: No, the house  
25 is great and I have a beautiful

2 house next door to me.

3 CHAIRPERSON CLAUDIO: Any  
4 further questions?

5 MEMBER MC MAHON: No.

6 CHAIRPERSON CLAUDIO: So I  
7 make a motion to approve this  
8 application and issue a  
9 Certificate of Appropriateness as  
10 the application is in keeping with  
11 the criteria in Greenport Village  
12 Chapter 76. Do I have a second?

13 MEMBER WALTON: Second.

14 CHAIRPERSON CLAUDIO: All in  
15 favor?

16 MEMBER MC MAHON: Aye.

17 MEMBER WALTON: Aye.

18 CHAIRPERSON CLAUDIO: Aye.

19 MEMBER BORRELLI: Aye.

20 CHAIRPERSON CLAUDIO: Motion  
21 carries. If you come across doing  
22 something else, please come back  
23 to us.

24 MS. SAUNDERS: Oh, no, I know  
25 the code. I know the rules.

2 Thank you.

3 CHAIRPERSON CLAUDIO: Thank  
4 you for coming.

5 MS. SAUNDERS: Thank you for  
6 your time.

7 CHAIRPERSON CLAUDIO: Item 7:  
8 702 Main Street. Discussion and  
9 possible motion on the application  
10 of sustain an St. Anargyri Greek  
11 Orthodox Church of Greenport.  
12 Applicant proposes to remove  
13 deteriorating siding and trim and  
14 replace with Hardie Siding, Arctic  
15 White, and AZEK Trim. Suffolk  
16 County Tax Map 1001-2-3-12. Hi.

17 AUDIENCE MEMBER: Good  
18 evening, Board. Sofia Antoniadis;  
19 12500 Main Road in East Marion.  
20 I'm a parishioner at St.  
21 Anargyrio's and Taxiarchis Greek  
22 Orthodox Church.

23 MS. KOUGENTAKIS: My name is  
24 Anna Kougentakis. I am a  
25 parishioner at the church.

2 CHAIRPERSON CLAUDIO: Welcome.

3 MS. ANTONIADIS: So the  
4 church, as you probably all know,  
5 dates back to the 1890's and it  
6 was built by ship builders, so  
7 it's really a gorgeous piece of  
8 architecture. And we are a  
9 nonprofit, so right now we just  
10 propose to replace siding that's  
11 deteriorated, any window trim  
12 that's deteriorated, because we  
13 are getting water into the  
14 building.

15 And we're also proposing to  
16 possibly use AZEK as Hardie Plank  
17 because it seems to stands out --  
18 stand up to weathering better, but  
19 you really will not see any  
20 changes in the structure.

21 We're going to match the  
22 existing scallops and clapboard  
23 and paint it Distant Grey for the  
24 trim and Arctic White is what the  
25 white is what -- sorry. So this

2 is the Hardie Plank, the smooth  
3 (handing) --

4 MEMBER MC MAHON: Yes.

5 MS. ANTONIADIS: -- but this  
6 is the color. And they'll be a  
7 subtle difference between one and  
8 the other.

9 MEMBER WALTON: Yeah.

10 MS. ANTONIADIS: So you'll  
11 see just a subtle white on white.  
12 You really won't detect anything  
13 different except it will be nice  
14 and clean. That's pretty much it.

15 CHAIRPERSON CLAUDIO: Questions?

16 MEMBER MC MAHON: No.

17 MEMBER BORRELLI: We keep the  
18 gold around the trim?

19 MS. ANTONIADIS: Right now I  
20 think the crosses are going to  
21 stay gold on the top just like the  
22 pictures that I showed you, one of  
23 the -- I think the old church that  
24 was converted to a residence.

25 And, yeah, quite possibly it's



2 going to stay. We're going to see  
3 how it all turns out and if it  
4 doesn't look right, we'll take it  
5 off, but the gold on the crosses  
6 will stay and possibly over the  
7 arches.

8 MEMBER BORRELLI: And just  
9 for the record, it was built  
10 actually in 1835.

11 MS. ANTONIADIS: Wow, thank you.

12 MEMBER BORRELLI: By Orange  
13 H. Cleaves. Or 1838. I'm almost  
14 sure it's 1835 and then Corwin got  
15 involved in 1890-something,  
16 1880-something and did your  
17 chapel. There's a chapel --

18 MS. ANTONIADIS: Yeah.

19 MEMBER BORRELLI: -- he built  
20 onto the original church. And  
21 then they did another revision  
22 10-15 years after that; Corwin  
23 again, did something to change a  
24 little bit. But, you know, I  
25 actually think I'm starting to

2 remember where I had the photos.

3 I pulled so many photos I can't  
4 find them, but I was looking for  
5 that today.

6 Of what the original church  
7 looked like. Your porch didn't  
8 exist originally, you know that,  
9 right?

10 MS. ANTONIADIS: I don't know  
11 when that was added. I think the  
12 Greek Orthodox community purchased  
13 it in 1980's.

14 MEMBER BORRELLI: I mean, you  
15 needed it. As you're coming, all  
16 the parishioners, you know, you're  
17 standing in the rain. You might  
18 as well stand on the porch, you  
19 know. But that wasn't original,  
20 but most everything hasn't changed  
21 much, most everything. And it's  
22 the oldest church, I believe, in  
23 Greenport, 1835. Because the  
24 First Baptist Church is older, but  
25 that was moved from the North Road

2 up to its place now. And then the  
3 Methodist Church, which is this  
4 one, right?

5 MS. ANTONIADIS: Right.

6 MS. KOUGENTAKIS: Right.

7 MEMBER BORRELLI: So that was  
8 across the street, which has been  
9 sold and that's been closed and  
10 whatever. But that one is younger  
11 as well. So you guys are the  
12 oldest. It was the First  
13 Presbyterian Church of Greenport  
14 and most of the people that came  
15 over were either Presbyterian and  
16 second largest influx were  
17 Baptists, so...

18 MS. ANTONIADIS: Well, I'm  
19 going to ask you for that  
20 information. That's amazing.  
21 Thank you.

22 MEMBER BORRELLI: You're  
23 welcome.

24 MS. ANTONIADIS: Cleaves  
25 house, huh?

2 MEMBER BORRELLI: So it's his  
3 first building actually, his first  
4 major building. Yep, 1838, 1835.  
5 I could be wrong, I don't know.  
6 It's three years. I have it in my  
7 book, but I don't have it with me.

8 CHAIRPERSON CLAUDIO: He also  
9 built Roselle's house.

10 MEMBER BORRELLI: So there  
11 you go.

12 CHAIRPERSON CLAUDIO: Did we  
13 get any letters on this, Mike,  
14 anything?

15 CLERK NOONE: No.

16 CHAIRPERSON CLAUDIO: There  
17 was some rumor mill that I'll tell  
18 you that the signage at the church  
19 has gotten a little aggressive.  
20 I'll just put that out there.  
21 That some folks are feeling that  
22 the sign boards and that kind of  
23 thing are -- it's not a commercial  
24 property, it's a church. So I  
25 just make you aware of it that

2 that's brewing. Okay, any further  
3 questions?

4 MEMBER WALTON: No. I just  
5 want to say, you know, I know  
6 you've done great work around the  
7 Village and other properties. So  
8 it comforts me to know that you're  
9 working on this project. So thank  
10 you for that and thank you for  
11 being here today.

12 MS. ANTONIADIS: Thank you,  
13 Frances. Well, I'm going to ask  
14 Roselle for those photos because --

15 MEMBER BORRELLI: I have  
16 them. I printed them to give them  
17 to you. I had them and I don't  
18 know where they are. Maybe I left  
19 them at work, I'm not sure. I  
20 will give them to you.

21 MS. ANTONIADIS: So exciting.

22 CHAIRPERSON CLAUDIO: All  
23 right, I make a motion to approve  
24 this application and issue  
25 Certificate of Appropriateness as

2 the application is in keeping with  
3 the criteria of Greenport Village  
4 Code Chapter 76. Do I have a  
5 second?

6 MEMBER BORRELLI: Second.

7 CHAIRPERSON CLAUDIO: All in  
8 favor?

9 MEMBER MC MAHON: Aye.

10 MEMBER WALTON: Aye.

11 CHAIRPERSON CLAUDIO: Aye.

12 MEMBER BORRELLI: Aye.

13 CHAIRPERSON CLAUDIO: Okay,  
14 motion carried. Thank you. Thank  
15 you very much.

16 MS. ANTONIADIS: Thank you.

17 MS. KOUGENTAKIS: Thank you  
18 so much.

19 CHAIRPERSON CLAUDIO: Item  
20 Number 8: Commission Discussion  
21 on any current Historic  
22 Preservation Commission issues.  
23 So Francis, do you -- I'm happy to  
24 speak about this, but you've been  
25 doing some work. Would you like

2 to speak to that? We do have a  
3 short amount of time.

4 MEMBER WALTON: Sure. So I  
5 think you're referring to work  
6 related to trying streamline our  
7 processes; is that --

8 CHAIRPERSON CLAUDIO: Yeah,  
9 that's the major one.

10 MEMBER WALTON: So we're  
11 looking at the code and also the  
12 administrative process to try to  
13 see whether we can streamline the  
14 process, making it easier for the  
15 applicant or more straightforward  
16 for the applicant and maybe a  
17 smoother process, and also to help  
18 us be more efficient. I don't  
19 know whether it's premature to get  
20 into any of the details of this.

21 CHAIRPERSON CLAUDIO: Well,  
22 we have tonight a presentation to  
23 the Village, to the Trustees. So  
24 in theory, it would be nice to  
25 just explain that we are trying --

2 we're considering streamlining  
3 measures. This is a very  
4 preliminary kind of discussion. I  
5 know Frances's work will be much  
6 detailed as to specifically what  
7 is a minor application and a major  
8 application and we'll all talk  
9 about it and concur. But as a  
10 concept, can we agree that it's a  
11 good concept?

12 MEMBER MC MAHON: It's a good  
13 concept to streamline anything.

14 MEMBER BORRELLI: Oh, yeah,  
15 definitely.

16 MEMBER WALTON: And we can --  
17 you know, obviously there are  
18 different ways. We talked about  
19 color, you know --

20 CHAIRPERSON CLAUDIO: The  
21 next topic.

22 MEMBER WALTON: -- not  
23 necessarily requiring people to  
24 come to us for that. Or that  
25 could be part of what I call a



2 consent calendar where, you know,  
3 an application is -- where there  
4 are no issues around the application.

5 MEMBER MC MAHON: Roof  
6 colors, that sort of thing.

7 MEMBER WALTON: Roof colors,  
8 and they would be put on a consent  
9 calendar -- listed on a consent  
10 calendar, but would not require  
11 anybody to come in and make a  
12 presentation. The applicant  
13 wouldn't necessarily need to be  
14 present and they would -- if you  
15 had more than one item on the  
16 consent calendar, they would get  
17 voted on together, again, sort of  
18 streamlining the process and  
19 shortening the meeting.

20 CHAIRPERSON CLAUDIO: So in  
21 concept, I might (indicating) --

22 MEMBER MC MAHON: Yeah.

23 CHAIRPERSON CLAUDIO: Okay,  
24 color. Are we ready to talk about  
25 that in an open forum about

2 letting color go?

3 MEMBER BORRELLI: Sure.

4 MEMBER MC MAHON: I'm ready  
5 to let it go.

6 CHAIRPERSON CLAUDIO: Okay, a  
7 relationship with Robert Harper  
8 about opining, when asked, on  
9 applications with no voting power,  
10 but writing some kind of  
11 procedural process for us for some  
12 period of time, maybe a year. Are  
13 we good with that as a concept?

14 MEMBER BORRELLI: Absolutely.

15 CHAIRPERSON CLAUDIO: Dennis?

16 MEMBER MC MAHON: Yes.

17 CHAIRPERSON CLAUDIO: Okay.

18 I kind of feel tonight when we  
19 present, we are going to be  
20 presenting our March 20th  
21 resolution about public outreach  
22 and I will certainly discuss all  
23 of the public outreach that has  
24 happened so far.

25 But I think it's also important

2 to know -- to tell the public that  
3 we are working on a streamline --  
4 the streamlining process. And I  
5 think these three ideas are, you  
6 know, we've talked about them. I  
7 think they're really good and  
8 significant and helpful and I'd  
9 like to share them.

10 MEMBER MC MAHON: Okay.

11 MEMBER BORRELLI: Perfect.

12 MEMBER WALTON: As long as  
13 it's understood that it's a work  
14 in progress.

15 CHAIRPERSON CLAUDIO: That  
16 we're a work in progress, right.  
17 All right, do we want to adjourn?

18 MEMBER MC MAHON: Yes, please.

19 CHAIRPERSON CLAUDIO: Okay.

20 MEMBER BORRELLI: I'll  
21 second.

22 CHAIRPERSON CLAUDIO: All in  
23 favor?

24 MEMBER MC MAHON: Aye.

25 MEMBER WALTON: Aye.

1 Historic Preservation Commission ~ April 17, 2025

2 CHAIRPERSON CLAUDIO: Aye.

3 MEMBER BORRELLI: Aye.

4 (Whereupon, the Greenport

5 Historic Preservation Committee

6 Meeting adjourned at 5:52 p.m.)

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

I, REBECCA WOOD, a Shorthand Reporter and  
Notary Public in and for the State of New York,  
do hereby certify:

THAT the above and foregoing contains a  
true and correct transcription of the  
proceedings.

I further certify that I am not related,  
either by blood or marriage, to any of the  
parties in this action; and

THAT I am in no way interested in the  
outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my  
hand this 1st day of May, 2024.

  
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REBECCA WOOD