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VILLAGE OF GREENPORT  
COUNTY OF SUFFOLK : STATE OF NEW YORK  
-----x  
HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING  
-----x

Third Street Firehouse  
Greenport, New York 11944  
June 15, 2023  
5:00 p.m.

BEFORE:  
JANE RATSEY-WILLIAMS - CHAIRPERSON  
ROSELLE BORRELLI - MEMBER  
JANICE CLAUDIO - MEMBER  
FRANK DEEGEN - MEMBER  
DENNIS MCMAHON - MEMBER (Not Present)

ALSO PRESENT:  
MICHAEL NOONE - CLERK TO THE BOARD

1

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1 CHAIR RATSEY-WILLIAMS: Good evening. My  
2 name is Jane Ratsey-Williams and I welcome you to  
3 the June 2023 Historic Preservation Commission  
4 meeting at the Greenport Firehouse. Will the other  
5 Board Members please introduce themselves.

6 MEMBER BORRELLI: Roselle Borrelli.

7 MEMBER CLAUDIO: Hi. Janice Claudio.

8 MEMBER DEEGEN: And Frank Deegen.

9 CHAIR RATSEY-WILLIAMS: I'd like to welcome  
10 Frank. This is his first meeting, and we're  
11 thrilled to have him on the Board. We're expecting  
12 Dennis McMahon as well, but we do have a quorum.

13 *Agenda Item No. 1, motion to accept and*  
14 *approve the minutes of the 2023 regular meeting.*

15 Do I have a second?

16 MEMBER BORRELLI: I'll second.

17 CHAIR RATSEY-WILLIAMS: All those in favor?

18 MEMBER BORRELLI: Aye.

19 MEMBER CLAUDIO: Aye.

20 MEMBER DEEGEN: Aye.

21 CHAIR RATSEY-WILLIAMS: Aye.

22 All those opposed?

23 (No Response)

24 CHAIR RATSEY-WILLIAMS: Motion carried.

25 *Agenda Item No. 2. I make a motion to*

1 *schedule the next Historic Preservation Commission*  
2 *meeting for 5 p.m. on July 20th, 2023 at the*  
3 *Station One Firehouse. May I have a second?*

4 MEMBER BORRELLI: I'll second.

5 CHAIR RATSEY-WILLIAMS: All those in favor?

6 MEMBER BORRELLI: Aye.

7 MEMBER CLAUDIO: Aye.

8 MEMBER DEEGEN: Aye.

9 CHAIR RATSEY-WILLIAMS: Aye.

10 All those opposed?

11 (No Response)

12 CHAIR RATSEY-WILLIAMS: Motion carried.

13 Thank you. *Agenda Item No. 3 - 603 Main*  
14 *Street. Discussion and possible motion on the*  
15 *application of Patricia G. Hammes. Applicant*  
16 *proposes to install 19 solar panels on the west*  
17 *side of the roof of her garage. The applicant also*  
18 *proposes to install air conditioning to parts*  
19 *of the inside, which would require the installation*  
20 *of 2 (two) condenser units outside the house on the*  
21 *back north side. This is Suffolk County Tax --*  
22 *SCTM No. 1001-2-6-46.*

23 Is there someone here to represent this  
24 application? Thank you.

25 PATRICIA HAMMES: That would be me.

1 (Laughter)

2 PATRICIA HAMMES: So I'm Patricia or Tricia  
3 Hammes, 603 Main Street. I mean, we submitted our  
4 application for exactly what you described.  
5 There's copies of, you know, what the panel would  
6 look like, a diagram of where they would go, copies  
7 of the condenser units, which we are hoping we can  
8 put on the north side of the house, where they  
9 wouldn't really be visible to anybody. It's  
10 possible I'll have to put them in the rear,  
11 because the -- we only have an attic on one side of  
12 the house, the other one is a very tiny crawl  
13 space. So we wanted the option to do either from  
14 you guys in case we can't do it on the north side,  
15 because of where we have to run the lines, so we  
16 don't have to come back once we get started.

17 And then the proposal on the solar panels, as  
18 you said, is to put them on the west side of the  
19 garage, which is also where there are already  
20 existing skylights that were approved when that  
21 garage was approved for renovation by this Board, I  
22 don't know, about 10 years ago.

23 CHAIR RATSEY-WILLIAMS: Thank you. Does  
24 anyone have some discussion? Janice.

25 MEMBER CLAUDIO: Yeah, I have a thought. Hi.

1 PATRICIA HAMMES: Hi.

2 MEMBER CLAUDIO: So you'll cover that whole  
3 west side in the panels?

4 PATRICIA HAMMES: Uh-huh.

5 MEMBER CLAUDIO: And you're going to do them  
6 horizontally or vertically?

7 PATRICIA HAMMES: I think they're  
8 horizontally, is how he's drawn them, so long-wise.

9 CHAIR RATSEY-WILLIAMS: Do the skylights get  
10 removed?

11 PATRICIA HAMMES: No, the skylights will stay on.

12 CHAIR RATSEY-WILLIAMS: Okay. It said work  
13 around it. I didn't know what --

14 PATRICIA HAMMES: Yeah, he's going to work  
15 around the skylights.

16 CHAIR RATSEY-WILLIAMS: Okay. Thank you.  
17 Roselle, do you have any --

18 MEMBER CLAUDIO: So I just -- I hadn't  
19 thought whether -- you don't see many solar panels  
20 in the Village, I think, because the electrical  
21 rates are so advantaged. I wondered if your  
22 motivation were to be a, you know --

23 PATRICIA HAMMES: Our motivation is part --  
24 partly because we think it's morally the right  
25 thing to do right now. Also, you may not be aware,

1 but the Village is adopting net metering, which  
2 will make it slightly more economically  
3 advantageous to those that have it. But regardless  
4 of whether we decided to do this before the Village  
5 had officially decided to adopt net metering, we  
6 thought about it, I don't know, 15 years ago when  
7 we bought the house and did most of the major  
8 renovation. But, at that time, you know, solar  
9 panels weren't really kind of developed enough,  
10 that it made a lot of sense, particularly given  
11 what you're saying, the power system in the -- in  
12 the Village. But I think since then, the  
13 technology has gotten much better. And, honestly,  
14 I think particularly with putting the AC in, which  
15 we'll also then be able to use as a heat pump, so  
16 we can reduce our oil expenditures and use. We put  
17 in a wood burning stove this winter as well inside  
18 of the house. So a lot of it is being driven by  
19 trying to be more conscious of our environmental  
20 footprint.

21 CHAIR RATSEY-WILLIAMS: Mother Earth is going  
22 thank you.

23 (Laughter)

24 CHAIR RATSEY-WILLIAMS: Frank, do you have an  
25 questions or --

1 MEMBER DEEGEN: No.

2 CHAIR RATSEY-WILLIAMS: -- anything?

3 Roselle?

4 MEMBER BORRELLI: I'd just like to say that I  
5 commend you for doing it, because I've been  
6 thinking about doing it for a long time. And I  
7 don't have the same type of roof, but I know where  
8 I might put them, but, unfortunately, that's north.  
9 But then I thought if they tilt them, they could  
10 face south. So I've been thinking about it for  
11 many years. But congratulations, I think it's a  
12 great idea.

13 PATRICIA HAMMES: Thank you. I think,  
14 hopefully, you'll see more people coming in for  
15 applications, particularly now that the Village is  
16 going to change the rules. But, in any event, you  
17 know, with the tax credits, too, even, frankly,  
18 without the Village changing it. The Inflation  
19 Reduction Act makes it much or economically  
20 efficient, even in this Village to have that.  
21 Thank you.

22 CHAIR RATSEY-WILLIAMS: I have to say, it's  
23 no surprise your application is in perfect order.

24 MEMBER CLAUDIO: Yeah, it is.

25 (Laughter)



1 CHAIR RATSEY-WILLIAMS: And you've also shown  
2 alternatives, which is very helpful in an  
3 application, as I'm sure you know from your own  
4 experience.

5 Are there anymore comments or questions?

6 MEMBER DEEGEN: No.

7 CHAIR RATSEY-WILLIAMS: I would like to note  
8 our Commission is only voting on the work described  
9 in your May 21st, 2023 application. Any other  
10 changes or new projects that you wish to make,  
11 you'll have to come back before the Board. I hope  
12 that's clear.

13 I make a motion to approve this application  
14 and issue a Certificate of Appropriateness, as the  
15 application is in keeping with the criteria of  
16 Greenport Village Code Section 76-7. Is there a  
17 second?

18 MEMBER BORRELLI: I'll second.

19 CHAIR RATSEY-WILLIAMS: All those in favor?

20 MEMBER BORRELLI: Aye.

21 MEMBER CLAUDIO: Aye.

22 MEMBER DEEGEN: Aye.

23 CHAIR RATSEY-WILLIAMS: Aye.

24 All those opposed?

25 (No Response)

1 CHAIR RATSEY-WILLIAMS: Motion carried.

2 Thank you very much.

3 PATRICIA HAMMES: Thank you very much. I  
4 really -- we really appreciate it.

5 CHAIR RATSEY-WILLIAMS: Village Hall will  
6 contact you when your Certificate of  
7 Appropriateness -- if you're not already in there  
8 doing other work.

9 (Laughter)

10 PATRICIA HAMMES: Probably. Thank you all.

11 CHAIR RATSEY-WILLIAMS: Thank you.

12 PATRICIA HAMMES: Have a wonderful evening.

13 CHAIR RATSEY-WILLIAMS: Have a nice evening.

14 Okay. *Agenda Item No. 4, 8 Broad Street.*

15 *Discussion and possible motion on the application*  
16 *of Howard Jackson. Applicant proposes to replace*  
17 *the asphalt roofing on the house with GAF*  
18 *Timberline HDZ Shingles. Color: Nantucket Morning.*  
19 *This is SCTM No. 1001-2-5-42. Is there someone*  
20 *here to represent that?*

21 LUIS BENITEZ: Yeah.

22 CHAIR RATSEY-WILLIAMS: Thank you.

23 LUIS BENITEZ: How are you doing? One of the  
24 samples that you could check out. This is a  
25 nice --

1 CHAIR RATSEY-WILLIAMS: I'm sorry. Could you  
2 stand at the microphone --

3 LUIS BENITEZ: Sure.

4 CHAIR RATSEY-WILLIAMS: -- and say your name  
5 and address, please.

6 LUIS BENITEZ: Sure. My name is Luis  
7 Benitez. We're RW Mulligan Roofing doing the roof  
8 for Howard Jackson here.

9 CHAIR RATSEY-WILLIAMS: Hello. Welcome, gentlemen.

10 MR. BENITEZ: Hi. Luis Benitez.

11 LUIS BENITEZ: All right. So pretty much  
12 what we're going to do at the house is right now he  
13 has cedar siding -- cedar roofing, and on top of  
14 that there is asphalt shingles.

15 CHAIR RATSEY-WILLIAMS: Uh-huh.

16 LUIS BENITEZ: So what we're going to do is  
17 we're going to tear everything down to laths.  
18 We're going to do plywood, proper under-alignment,  
19 and do asphalt shingles.

20 CHAIR RATSEY-WILLIAMS: Okay.

21 LUIS BENITEZ: And also reline -- he has  
22 Yankee gutters going around. We're just going to  
23 reline everything the same color, that's black  
24 around, and that's about it.

25 CHAIR RATSEY-WILLIAMS: Okay, thank you. I

1 have to say, this is one of my favorite houses in  
2 Greenport, it is beautiful. I have some material  
3 about the house.

4 LUIS BENITEZ: Sure thing.

5 CHAIR RATSEY-WILLIAMS: That was done and  
6 researched in the 1970s by a group here called the  
7 Cultural Resource Center. They were a group of  
8 artists, photographers, writers, very creative  
9 people, and they went around and did history of  
10 houses, and so I printed out one for this house.

11 The -- my only issue -- hang on, that's the  
12 makeup to the -- excuse me.

13 MEMBER BORRELLI: Can I ask a question?

14 LUIS BENITEZ: Sure thing.

15 MEMBER BORRELLI: Have you -- I mean, I don't  
16 know much about roofing, but have you ever seen  
17 anybody have cedar shingle and then put the asphalt  
18 over it?

19 LUIS BENITEZ: More often than you think, yeah.

20 MEMBER BORRELLI: Really?

21 CHAIR RATSEY-WILLIAMS: Isn't there -- isn't  
22 there sort of an unofficial rule, like three, three  
23 roofs and then you have to tear it back down?

24 LUIS BENITEZ: Yeah.

25 CHAIR RATSEY-WILLIAMS: Right?

1           LUIS BENITEZ: Yeah, that's -- you can't go  
2 more than three layers, but there's people -- I  
3 mean, sometimes it's -- so some people will go --  
4 it's the cheaper route, if you want to say, to just  
5 throw asphalt on top of cedar.

6           MEMBER BORRELLI: But doesn't the cedar  
7 shingles like -- doesn't it make it wavy, then, to  
8 put that --

9           LUIS BENITEZ: They put laths paper in every row.

10          MEMBER BORRELLI: Oh.

11          LUIS BENITEZ: So then it makes it --

12          CHAIR RATSEY-WILLIAMS: That's a good  
13 question.

14          LUIS BENITEZ: -- a flat surface for that.

15          MEMBER BORRELLI: Wow.

16          CHAIR RATSEY-WILLIAMS: My -- I have to say,  
17 as I said, this is one of my favorite houses, but  
18 there are a lot of textures on it. There's the  
19 cedar shakes, the gorgeous porch windows that are  
20 featured in this photograph, the detailed windows  
21 on the third floor. And, in my opinion, this is  
22 a -- certainly a good brand, but I felt it was --  
23 looked a little checkered with the dark and the  
24 gray. And I was wondering if there was possibly a  
25 solid color of this shake that you might also

1 consider.

2 MR. BENITEZ: We have two, another two  
3 closely in color.

4 CHAIR RATSEY-WILLIAMS: Okay.

5 MR. BENITEZ: We have for you guys to see it.  
6 There's two. First of all, you got a variety --

7 COURT REPORTER: I'm sorry, can you go to  
8 the mic?

9 LUIS BENITEZ: Yeah, these two are the colors  
10 similar to a what he has right now. Those are the  
11 closer colors to what he currently has on the --

12 CHAIR RATSEY-WILLIAMS: Uh-huh.

13 LUIS BENITEZ: -- on the house.

14 CHAIR RATSEY-WILLIAMS: I think what I was  
15 implying is that like we go back to your first one,  
16 there's a dark gray and a lighter gray. Is there  
17 one that's all just dark gray, all light gray?

18 MEMBER DEEGEN: More solid?

19 LUIS BENITEZ: This is the way --

20 CHAIR RATSEY-WILLIAMS: Solid.

21 LUIS BENITEZ: Yeah.

22 MEMBER BORRELLI: Like not shaded.

23 LUIS BENITEZ: Yeah, this is the -- yeah,  
24 this is pretty much how they make it nowadays with  
25 the gray like that.

1 CHAIR RATSEY-WILLIAMS: Oh, okay.

2 LUIS BENITEZ: All the colors are pretty much  
3 the same.

4 CHAIR RATSEY-WILLIAMS: All right. It was  
5 just a thought of mine.

6 LUIS BENITEZ: Of course.

7 CHAIR RATSEY-WILLIAMS: Yeah. I --

8 MEMBER BORRELLI: I have a question.

9 CHAIR RATSEY-WILLIAMS: Uh-huh.

10 MEMBER BORRELLI: So the house, once the roof  
11 is on, and this is just pure -- like Jane was  
12 saying, but just from an aesthetic point of view,  
13 we're just kind of thinking in off -- off the top  
14 of my head here and using what Jane is saying,  
15 but -- so the house is going to stay cedar shingle,  
16 right, the color it is now, right, the house  
17 itself?

18 LUIS BENITEZ: The siding?

19 MEMBER BORRELLI: The siding.

20 LUIS BENITEZ: Yeah, we're just doing the  
21 roof.

22 MEMBER BORRELLI: And you're doing the roof.

23 LUIS BENITEZ: The roof.

24 MEMBER BORRELLI: Right.

25 LUIS BENITEZ: Structurally we're not

1 changing anything.

2 MEMBER BORRELLI: Okay.

3 LUIS BENITEZ: We're just getting rid of the old

4 MEMBER BORRELLI: And the trim stays white.

5 I'm just trying to get an idea for color.

6 LUIS BENITEZ: Correct.

7 MEMBER BORRELLI: Because the first sample to  
8 me looks green, it doesn't look gray.

9 CHAIR RATSEY-WILLIAMS: Can you put the third  
10 one up?

11 MEMBER BORRELLI: So I was thinking that  
12 maybe the brown --

13 CHAIR RATSEY-WILLIAMS: Thank you.

14 MEMBER BORRELLI: -- looks better with the  
15 cedar shingle. But then I'm thinking --

16 CHAIR RATSEY-WILLIAMS: Yeah.

17 MEMBER BORRELLI: -- if you're going to  
18 change anything on the exterior, maybe we should --

19 CHAIR RATSEY-WILLIAMS: No, they're not.

20 MEMBER BORRELLI: Okay.

21 CHAIR RATSEY-WILLIAMS: They're keeping the  
22 cedar and the color.

23 MEMBER BORRELLI: Okay. It looks green to  
24 me. I don't know.

25 MR. BENITEZ: Actually, actually, what we got



1 to do, because they got all flashing, we're to move  
2 one course of the cedar around on the porch.

3 MEMBER BORRELLI: Okay.

4 MR. BENITEZ: We have to replace all the  
5 aluminum flashings.

6 CHAIR RATSEY-WILLIAMS: Okay.

7 MEMBER BORRELLI: Okay.

8 MR. BENITEZ: Because it got to be a new  
9 aluminum flashing system, because the old one had  
10 all rust. So we're going to have to move one  
11 course in cedar.

12 CHAIR RATSEY-WILLIAMS: Yeah.

13 MEMBER BORRELLI: Okay.

14 MR. BENITEZ: That's all, we had to do it.

15 MEMBER BORRELLI: Okay.

16 CHAIR RATSEY-WILLIAMS: I, if --

17 MEMBER DEEGEN: I think the brown is --

18 CHAIR RATSEY-WILLIAMS: I think the one on  
19 the left is my favorite. It seems to --

20 MEMBER CLAUDIO: It mimics what's there.

21 CHAIR RATSEY-WILLIAMS: It mimics --

22 MEMBER DEEGEN: The cedar.

23 CHAIR RATSEY-WILLIAMS: It looks more like  
24 the cedar.

25 MR. BENITEZ: This one?

1 CHAIR RATSEY-WILLIAMS: Yeah, I think it --

2 MR. BENITEZ: This one we call Shakewood.

3 LUIS BENITEZ: Yeah, Shakewood color with

4 the --

5 CHAIR RATSEY-WILLIAMS: Does anyone else have

6 any --

7 MEMBER BORRELLI: Are you the owner?

8 HOWARD JACKSON: Yes.

9 MEMBER BORRELLI: Do you have a preference  
10 for which one?

11 HOWARD JACKSON: I have a preference for the  
12 first one.

13 MEMBER BORRELLI: Is there a reason you like  
14 one over the other?

15 HOWARD JACKSON: I have preference for the  
16 first one.

17 MEMBER BORRELLI: For the first one.

18 HOWARD JACKSON: The one we picked.

19 CHAIR RATSEY-WILLIAMS: Yeah.

20 MEMBER BORRELLI: Okay.

21 HOWARD JACKSON: That would be my preference.  
22 If you're going to insist that it's not proper,  
23 then these are the choices that are close to what  
24 we have.

25 CHAIR RATSEY-WILLIAMS: It's certainly an

1 acceptable shingle, and the others are -- have the  
2 same two texture, kind of --

3 LUIS BENITEZ: Yeah.

4 CHAIR RATSEY-WILLIAMS: -- that the original  
5 did. So my suggestion was just one solid color.  
6 So I -- then I would go with a shingle that you  
7 love.

8 HOWARD JACKSON: Right.

9 MEMBER CLAUDIO: The middle is going to cast  
10 black.

11 CHAIR RATSEY-WILLIAMS: The middle.

12 MEMBER CLAUDIO: You know, black.

13 MEMBER BORRELLI: Yeah.

14 MEMBER CLAUDIO: And the other one is going  
15 to cast brown.

16 CHAIR RATSEY-WILLIAMS: Yeah. The Nantucket  
17 Morning, was it?

18 HOWARD JACKSON: Yeah.

19 CHAIR RATSEY-WILLIAMS: Great name.

20 HOWARD JACKSON: Yeah.

21 MEMBER BORRELLI: If I could just say that I  
22 kind of like the grayerish, even if it's a little  
23 on the greener side. But I like that, because I  
24 think if we do all brown, and the brown siding, and  
25 the brown roof, it's almost too much. I kind of

1 like breaking it up, it looks prettier.

2 HOWARD JACKSON: I agree.

3 CHAIR RATSEY-WILLIAMS: Okay.

4 HOWARD JACKSON: And in regard to what the  
5 woman was saying before, we picked a somewhat  
6 lighter color for environmental reasons in that it  
7 reflects heat, as opposed to absorbing it, making  
8 it harder to cool the house and heat in the winter.

9 CHAIR RATSEY-WILLIAMS: I'm sorry. Would you  
10 also step up to the microphone and say your name,  
11 please? Thank you for our recorder here. Thank you.

12 HOWARD JACKSON: My name is Howard Jackson,  
13 I'm the owner of 8 Broad Street.

14 CHAIR RATSEY-WILLIAMS: Thank you, sir. All right.  
15 Anymore questions?

16 MEMBER BORRELLI: Yeah. Howard, just go  
17 over -- I get that it reflects, the lighter  
18 reflects, but can you just explain how the lighter  
19 doesn't work in your advantage for the -- for the  
20 wintertime?

21 CHAIR RATSEY-WILLIAMS: What lighter?

22 MEMBER BORRELLI: The roof, he was  
23 explaining.

24 CHAIR RATSEY-WILLIAMS: Oh.

25 MEMBER BORRELLI: Just can you say that

1 again?

2 HOWARD JACKSON: I don't actually have a good  
3 answer for that.

4 MEMBER BORRELLI: Yeah, I know.

5 HOWARD JACKSON: I'm sorry.

6 MEMBER BORRELLI: Okay. That's okay. That's  
7 okay. I do like breaking it up, though. Like I  
8 kind of like that idea, as opposed to all brown.

9 HOWARD JACKSON: Thank you, I agree with you.

10 CHAIR RATSEY-WILLIAMS: Okay. Frank, do you  
11 have anything?

12 MEMBER DEEGEN: I agree, I think it's going  
13 to be too much brown otherwise.

14 MEMBER BORRELLI: Yeah.

15 CHAIR RATSEY-WILLIAMS: Okay. Janice?

16 MEMBER CLAUDIO: Good.

17 CHAIR RATSEY-WILLIAMS: Okay.

18 MEMBER CLAUDIO: I like the name.

19 CHAIR RATSEY-WILLIAMS: All right.

20 (Laughter)

21 HOWARD JACKSON: All right, cool. Thank you.

22 CHAIR RATSEY-WILLIAMS: Yep. I would like to  
23 note our Commission is only voting on the work  
24 described in your May 18th, 2023 application. Any  
25 other changes or new projects that you wish to

1 make, you'll have to please come back in front of  
2 the HPC again; is that clear?

3 LUIS BENITEZ: Yes, ma'am.

4 CHAIR RATSEY-WILLIAMS: Thank you, sir.

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

9 MEMBER BORRELLI: I'll second.

10 CHAIR RATSEY-WILLIAMS: All those in favor?

11 MEMBER CLAUDIO: Aye.

12 MEMBER DEEGEN: Aye.

13 CHAIR RATSEY-WILLIAMS: Aye.

14 MEMBER BORRELLI: Aye.

15 CHAIR RATSEY-WILLIAMS: All those opposed?

16 Motion carried. Thank you.

17 LUIS BENITEZ: Thank you. And just a  
18 question. How soon would I be able to start? I  
19 mean, I know you approve it now, but --

20 CHAIR RATSEY-WILLIAMS: The Village Hall has  
21 to do a Certificate of Appropriateness and  
22 there's -- Michael?

23 MR. NOONE: Well, you have to get a  
24 Certificate of Appropriateness and give that to the  
25 Building Department and they'll give you a building

1 permit.

2 LUIS BENITEZ: Okay.

3 MR. NOONE: And then you can take it from  
4 there.

5 LUIS BENITEZ: All righty, then.

6 MR. NOONE: But why don't you call tomorrow  
7 and we'll work out the details?

8 LUIS BENITEZ: That's what we'll do, then.

9 CHAIR RATSEY-WILLIAMS: We'll let you get  
10 going, yeah.

11 LUIS BENITEZ: Thank you very much, guys.

12 HOWARD JACKSON: All right.

13 CHAIR RATSEY-WILLIAMS: Good. And here, I'd  
14 love to share this with you.

15 HOWARD JACKSON: Sure.

16 CHAIR RATSEY-WILLIAMS: This survey was done  
17 in 1977, and it said the house, initial  
18 construction was around 1897.

19 HOWARD JACKSON: 1890.

20 CHAIR RATSEY-WILLIAMS: Yeah. 1909, yeah.  
21 It was -- it was at a special point in the Village  
22 from which boat traffic in the bay could be seen  
23 when it was built.

24 MEMBER BORRELLI: Did it say the original  
25 owner's names?

1 HOWARD JACKSON: Corey. Corey.

2 MEMBER BORRELLI: That's a name I know.

3 CHAIR RATSEY-WILLIAMS: Fordham?

4 MEMBER BORRELLI: Corey.

5 HOWARD JACKSON: Corey.

6 CHAIR RATSEY-WILLIAMS: Oh, Corey, yeah.

7 HOWARD JACKSON: He was a banker at that  
8 particular point --

9 MEMBER BORRELLI: Yeah.

10 HOWARD JACKSON: -- and he was the one who  
11 built the house.

12 CHAIR RATSEY-WILLIAMS: Yep.

13 MEMBER BORRELLI: And what year does it say,  
14 initial building?

15 CHAIR RATSEY-WILLIAMS: It says 1897, 1909.

16 MEMBER CLAUDIO: No, it's '09.

17 HOWARD JACKSON: To my understanding, it's  
18 1890.

19 MEMBER BORRELLI: It seems a little older.

20 HOWARD JACKSON: And just for information,  
21 the cedar roof is original to the house.

22 MEMBER BORRELLI: Wow.

23 HOWARD JACKSON: But it's, you know, 130  
24 years old. And we actually did look into replacing  
25 it with cedar.



1 MEMBER CLAUDIO: Yeah.

2 HOWARD JACKSON: It's incredibly prohibitive.

3 CHAIR RATSEY-WILLIAMS: Oh.

4 MEMBER BORRELLI: How many times more, like  
5 three times more than --

6 HOWARD JACKSON: Three times.

7 MEMBER BORRELLI: Really?

8 CHAIR RATSEY-WILLIAMS: It's a shame, isn't  
9 it? Yeah.

10 HOWARD JACKSON: Close to 2 1/2. But it  
11 was -- plus, it was going to run into the flashing,  
12 because it had to be copper, and it was going to  
13 be --

14 MEMBER BORRELLI: Wow.

15 HOWARD JACKSON: And it was just prohibitive,  
16 we couldn't do it.

17 MEMBER BORRELLI: Wow.

18 CHAIR RATSEY-WILLIAMS: Well, I thank you for  
19 coming before us.

20 HOWARD JACKSON: Thank you for hearing us.

21 MEMBER BORRELLI: It's nice seeing you all.

22 MR. BENITEZ: Thank you very much.

23 CHAIR RATSEY-WILLIAMS: Thank you, gentlemen.

24 MEMBER BORRELLI: Bye.

25 HOWARD JACKSON: See you.

1 CHAIR RATSEY-WILLIAMS: Next, *Item No 5,*  
2 *621 Main Street. Discussion and possible motion on*  
3 *the application of Joseph Sbarra. Applicant*  
4 *proposes to replace the asphalt roofing on the*  
5 *house with GAF Timberline HD Shingles. Color:*  
6 *Hunter Green. The applicant also proposes to paint*  
7 *the exterior, including the trim, with Benjamin*  
8 *Moore Regal Select, with a Flat-Finish paint.*  
9 *Color: Brilliant White. This is Suffolk County Tax*  
10 *Map No. 1001-2-6-49.4.*

11 Is someone here to represent this?

12 MATTHEW ORLANDO: Yes.

13 CHAIR RATSEY-WILLIAMS: Thank you. Would you  
14 step up and say your name and your address, please,  
15 both of you.

16 MATTHEW ORLANDO: I'm Matthew Orlando,  
17 representative of Vincent and Joseph Sbarra.

18 VINCENT SBARRA: And I'm Vincent Sbarra. I  
19 own the house with my brother, Joseph Sbarra.

20 CHAIR RATSEY-WILLIAMS: Oh, okay. I went to  
21 church there many times, so it's a fascinating  
22 project.

23 VINCENT SBARRA: I go there all the time.

24 (Laughter)

25 CHAIR RATSEY-WILLIAMS: Yeah. So it's come

1 to my attention that -- what stage is this roof?

2 It is completed already, isn't it?

3 MATTHEW ORLANDO: That's correct.

4 CHAIR RATSEY-WILLIAMS: Yeah. I'm surprised.  
5 You should be aware that you are in the Historic  
6 District.

7 MATTHEW ORLANDO: Yes.

8 CHAIR RATSEY-WILLIAMS: And you're always  
9 welcome, if there are any questions before a  
10 project, to come in or come to our Board and ask  
11 questions about materials, usage, timing, all that.  
12 So I kindly advise you, as you move forward with  
13 that beautiful home, to be respectful of the  
14 Historic District and the code.

15 MATTHEW ORLANDO: Of course.

16 CHAIR RATSEY-WILLIAMS: Thank you.

17 VINCENT SBARRA: We understand that.

18 CHAIR RATSEY-WILLIAMS: Painting, what's the  
19 status of that?

20 MATTHEW ORLANDO: We haven't started it yet.  
21 We -- once we realized the process --

22 CHAIR RATSEY-WILLIAMS: Okay.

23 MATTHEW ORLANDO: -- we put the brakes on it  
24 and we're here for your approval.

25 CHAIR RATSEY-WILLIAMS: Perfect. Thank you

1 very much.

2 MATTHEW ORLANDO: You're welcome.

3 CHAIR RATSEY-WILLIAMS: I -- the -- it says  
4 everything. Is the door and all the window trim  
5 also this color?

6 MATTHEW ORLANDO: Yes, correct.

7 CHAIR RATSEY-WILLIAMS: Oh, it's pretty.

8 MEMBER BORRELLI: Pretty simple, then.

9 MEMBER CLAUDIO: It is what it is, yeah.

10 CHAIR RATSEY-WILLIAMS: Yeah. I have to say,  
11 the color of the roof is lovely.

12 MATTHEW ORLANDO: Great. Thank you. Thank you.

13 CHAIR RATSEY-WILLIAMS: All right. Does  
14 anyone have any questions?

15 MEMBER CLAUDIO: It's a replacement of the  
16 color that was there?

17 MATTHEW ORLANDO: Yeah, it's a direct  
18 replacement. What happened was there was three  
19 layers on the roof and it was rotted and leaking.  
20 So we didn't -- we didn't realize that what we were  
21 doing, you know, we had to get the approval and all  
22 that, was a direct replacement, so we thought it  
23 was okay, but it was in dire need of replacement,  
24 yeah.

25 CHAIR RATSEY-WILLIAMS: I think it's just to

1 make sure that, you know, that the safety of the  
2 issues and the things that are done are in proper  
3 fashion.

4 MATTHEW ORLANDO: Yes, we understand.

5 CHAIR RATSEY-WILLIAMS: We understand with an  
6 emergency and a leaking roof, sometimes we jump  
7 forward with projects.

8 MEMBER DEEGEN: When was that done?

9 CHAIR RATSEY-WILLIAMS: This gentleman can  
10 tell you. When was the roofing finished?

11 MEMBER DEEGEN: When was it done?

12 MATTHEW ORLANDO: The roof was finished about  
13 three, four weeks ago.

14 MEMBER BORRELLI: So the paint and stain is  
15 for the trim?

16 MATTHEW ORLANDO: It's for the trim and for  
17 the building itself.

18 CHAIR RATSEY-WILLIAMS: The whole exterior.

19 MATTHEW ORLANDO: The clad itself, yes.

20 MEMBER BORRELLI: Okay. So the outside of  
21 the house, the entire outside is being painted as well?

22 MATTHEW ORLANDO: Correct.

23 MEMBER BORRELLI: Okay, because that  
24 doesn't --

25 CHAIR RATSEY-WILLIAMS: Doesn't say that?

1 MEMBER CLAUDIO: No.

2 MEMBER BORRELLI: Paint and stain? No. It  
3 just says roof, paint and stain, but it doesn't say  
4 what it's painting and staining, but that's okay.  
5 I mean, it might just be --

6 CHAIR RATSEY-WILLIAMS: So I guess for the  
7 record, could you state what's being painted white?

8 MATTHEW ORLANDO: We're going to paint all  
9 the trim white and all the siding itself, the  
10 actual building itself, yes.

11 CHAIR RATSEY-WILLIAMS: Okay. And the door?

12 MATTHEW ORLANDO: And the door, yes, correct.

13 CHAIR RATSEY-WILLIAMS: Okay.

14 MATTHEW ORLANDO: Yes.

15 MEMBER BORRELLI: So the trim is being  
16 painted the same exact color as the siding, so it's  
17 going to be monochromatic?

18 MATTHEW ORLANDO: Yes.

19 MEMBER BORRELLI: Or is there a different --

20 CHAIR RATSEY-WILLIAMS: Like it is now.

21 MATTHEW ORLANDO: The finish is a little  
22 different from the siding to the trim.

23 MEMBER BORRELLI: This is that.

24 MATTHEW ORLANDO: It's a sheen different.

25 CHAIR RATSEY-WILLIAMS: Oh.

1 MEMBER BORRELLI: This is not.

2 CHAIR RATSEY-WILLIAMS: No, not really.

3 MEMBER CLAUDIO: Those are next door.

4 MEMBER BORRELLI: Oh, the next door. Oh.

5 CHAIR RATSEY-WILLIAMS: It's this.

6 MEMBER BORRELLI: Ah.

7 CHAIR RATSEY-WILLIAMS: Okay?

8 MEMBER BORRELLI: Yeah.

9 MEMBER CLAUDIO: May I ask if you intend to  
10 make it a permanent residence?

11 VINCENT SBARRA: Eventually, I will live  
12 there. I'll be -- I live in Manhattan right now.  
13 Once I retire, I will be a resident of Greenport,  
14 but that will be some time probably towards the end  
15 of next year.

16 MEMBER CLAUDIO: Oh. It's kind of an  
17 exciting, fun --

18 VINCENT SBARRA: The answer is yes.

19 CHAIR RATSEY-WILLIAMS: Yeah, it's --

20 MEMBER CLAUDIO: -- little funky place to --

21 VINCENT SBARRA: Big house, kind of expensive  
22 to heat, but we'll have to manage the process.

23 MEMBER CLAUDIO: Right.

24 CHAIR RATSEY-WILLIAMS: How many bedrooms are  
25 in there?

1           VINCENT SBARRA: I think four or five, five  
2 bedrooms.

3           CHAIR RATSEY-WILLIAMS: Interesting.

4           MEMBER DEEGEN: The difference in the white,  
5 it's going to be -- one is going to be more of a  
6 gloss and the other one is satin, or --

7           MATTHEW ORLANDO: It's not so much of a  
8 satin, it's more of a -- it's more of a matte,  
9 actually, finish. It doesn't have a high sheen  
10 finish to it. And we do have the samples there for  
11 you.

12          MEMBER BORRELLI: Yes, yeah.

13          MATTHEW ORLANDO: Yeah.

14          CHAIR RATSEY-WILLIAMS: But you're not  
15 changing this.

16          MATTHEW ORLANDO: Which is very similar to  
17 what's there, actually. We didn't want to change  
18 anything, if that was your question.

19          MEMBER CLAUDIO: It's the same finish for the  
20 trim --

21          MATTHEW ORLANDO: Yeah. Basically, yes.

22          MEMBER CLAUDIO: -- and the --

23          CHAIR RATSEY-WILLIAMS: Same finish for the  
24 other.

25          MEMBER CLAUDIO: You didn't change it to --



1 MATTHEW ORLANDO: Yes.

2 MEMBER CLAUDIO: Because that's often done.

3 MATTHEW ORLANDO: Right.

4 MEMBER BORRELLI: So just one question. On  
5 the roofing, like the cones, the steeples that are  
6 going up, so it's going to be that green?

7 CHAIR RATSEY-WILLIAMS: It's already done.

8 MEMBER BORRELLI: Oh, it's done.

9 MATTHEW ORLANDO: The hunter green, yes, yeah.

10 CHAIR RATSEY-WILLIAMS: It's already there.

11 MATTHEW ORLANDO: Yes.

12 CHAIR RATSEY-WILLIAMS: All right. Any other  
13 questions? No?

14 (No Response)

15 CHAIR RATSEY-WILLIAMS: Thank you very much  
16 for coming.

17 MATTHEW ORLANDO: Thank you.

18 CHAIR RATSEY-WILLIAMS: I would like to note  
19 our Commission is only voting on the work described  
20 in your January 3rd, 2023 application. Any other  
21 changes or new projects that you wish to make,  
22 you'll have to come back in front of the HPC again.  
23 I hope that is clear.

24 MATTHEW ORLANDO: Yes, very clear.

25 CHAIR RATSEY-WILLIAMS: Thank you.

1 MATTHEW ORLANDO: Thank you.

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

7 MEMBER BORRELLI: I'll second.

8 MEMBER DEEGEN: Second.

9 CHAIR RATSEY-WILLIAMS: All those in favor?

10 MEMBER CLAUDIO: Aye.

11 MEMBER DEEGEN: Aye.

12 CHAIR RATSEY-WILLIAMS: Aye.

13 MEMBER BORRELLI: Aye.

14 CHAIR RATSEY-WILLIAMS: All those opposed?

15 (No Response)

16 CHAIR RATSEY-WILLIAMS: Motion carried.

17 Thank you, gentlemen.

18 VINCENT SBARRA: Thank you

19 MATTHEW ORLANDO: Thank you.

20 CHAIR RATSEY-WILLIAMS: Agenda Item No. 6, I  
21 make a motion to adjourn this evening's meeting.

22 Do I have a second?

23 MEMBER CLAUDIO: Second.

24 MEMBER DEEGEN: Second.

25 MEMBER BORRELLI: I'll second.

1 CHAIR RATSEY-WILLIAMS: Everyone has a --  
2 everyone seconds.

3 (Laughter)

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

6 MEMBER BORRELLI: Aye.

7 MEMBER CLAUDIO: Aye.

8 MEMBER DEEGEN: Aye.

9 CHAIR RATSEY-WILLIAMS: Aye.

10 All those opposed?

11 (No Response)

12 CHAIR RATSEY-WILLIAMS: None. Motion  
13 carried. Thank you.

14 (The Meeting was Adjourned at 5:27 p.m.)

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

STATE OF NEW YORK )  
                                  ) SS:  
COUNTY OF SUFFOLK )

I, LUCIA BRAATEN, a Court Reporter and Notary Public for and within the State of New York, do hereby certify:

THAT, the above and foregoing contains a true and correct transcription of the Historic Preservation Commission meeting of June 15, 2023.

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

IN WITNESS WHEREOF, I have hereunto set my hand this 25th day of June, 2023.

\_\_\_\_\_  
Lucia Braaten