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VILLAGE OF GREENPORT

COUNTY OF SUFFOLK : STATE OF NEW YORK

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HISTORIC PRESERVATION COMMISSION

REGULAR SESSION

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April 15, 2021

Third Street Fire Station

5:00 p.m.

KAREN DOHERTY - CHAIRPERSON

ROSELLE BORRELLI - MEMBER

LORI MEI - MEMBER

DENNIS MC MAHON - MEMBER

JANE RATSEY WILLIAMS - MEMBER (Absent)

PAUL PALLAS - VILLAGE ADMINISTRATOR

AMANDA AURICHIO - CLERK TO THE BOARD

1

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1 (The meeting was called to order at 5 p.m.)

2 CHAIRPERSON DOHERTY: Thank you for  
3 attending the Village of Greenport Historic  
4 Preservation Commission meeting of April 15, 2021  
5 at the Third Street Fire Station. I'm Karen  
6 Doherty and I'm Chairperson of the Historic  
7 Preservation Commission. Would the other members  
8 please introduce yourselves.

9 MEMBER MC MAHON: Dennis McMahon.

10 MEMBER MEI: Lori Mei.

11 MEMBER BORRELLI: Roselle Borrelli.

12 CHAIRPERSON DOHERTY: We have a quorum. If  
13 anyone needs to reference them, the agenda and the  
14 applications we will be discussing tonight can be  
15 found on the agendas page of the Village of  
16 Greenport website under Historic Preservation  
17 Commission.

18 We will now move to agenda Item No. 1,  
19 630 Second Street. A Public Hearing regarding the  
20 application of Aileen Rosin. The applicant seeks  
21 approval to construct a second-story addition to  
22 make a single-family dwelling in a two-family  
23 dwelling. SCTM #1001-2.-5-23.

24 I would like to confirm with Ms. Amanda  
25 Aurichio, Clerk to the Board, that notice of the

1 meeting was published and the mailing of notices  
2 done.

3 MS. AURICHIO: Well, I emailed the applicant  
4 for the notices that went out, but I have not  
5 received the receipts from them.

6 MR. LOVELESS: Oh, here.

7 CHAIRPERSON DOHERTY: Paul, was the meeting  
8 properly noticed so that we can hold the public  
9 hearing?

10 ADMINISTRATOR PALLAS: Yes, it was.

11 CHAIRPERSON DOHERTY: Okay. As Chairperson  
12 of the Historic Preservation Commission, I am  
13 opening the public hearing on the application of  
14 Aileen Rosin for the property located on 630  
15 Second Street in the Historic District. The work  
16 on the property qualifies as a major alteration.

17 And I see the applicant's representative is  
18 here to address the Commission. Can you please  
19 state your name and address for us and briefly  
20 describe your project?

21 MR. LOVELESS: Jared Loveless, P.O. Box 148,  
22 Greenport, New York, 11944.

23 Basically, we're going up on the existing  
24 footprint to just make a second story dwelling.

25 MS. BRAATEN: Is the mic on?

1 CHAIRPERSON DOHERTY: Paul?

2 MS. BRAATEN: I'm sorry. Is the mic on?

3 MR. LOVELESS: I think so. Hello.

4 ADMINISTRATOR PALLAS: Yes, move closer.

5 MR. LOVELESS: Yeah. So we're just trying  
6 to sort of manage the character of the  
7 neighborhood. The house was built in the '70s, so  
8 we're just basically using what we have and just  
9 picking sort of, I'd say, historic claddings.

10 CHAIRPERSON DOHERTY: Do any Commission  
11 Members have questions?

12 MEMBER MC MAHON: I don't really have any  
13 questions. I remember this application, of  
14 course, before, and I was not able to give an  
15 opinion before.

16 (Laughter)

17 MEMBER MC MAHON: No, I think it's -- it is  
18 more in keeping with the neighborhood than what's  
19 presently there by far. I mean, you've got  
20 beautiful traditional lines. And I don't see  
21 anything that rings a bell with me.

22 MR. LOVELESS: All right.

23 MEMBER MC MAHON: I don't -- I think we went  
24 over and we can double-check in regards to the  
25 windows being used.

1 MR. LOVELESS: Right. Yeah, they would just  
2 be double-hungs.

3 MEMBER MC MAHON: Double-hungs.

4 MR. LOVELESS: We would do divided-lights.

5 MEMBER MC MAHON: True divided-light is what  
6 we require in regards to that.

7 MEMBER BORRELLI: I was going to say the  
8 windows are -- I really like them. They really  
9 look nice on the house, really sharp.

10 MR. LOVELESS: Yeah, kind of craftsmany.

11 MEMBER BORRELLI: Yeah, very pretty.

12 MR. LOVELESS: It was a compromise. This  
13 was actually -- I didn't realize it was in the  
14 Historic District and we did a modern design at  
15 first, which the owner loved, unfortunately, and  
16 so this was the compromise.

17 MEMBER MC MAHON: Yeah. I mean, it's well  
18 within keeping, and, you know, a shingled facade  
19 is always welcome, so.

20 CHAIRPERSON DOHERTY: Roselle, any questions?

21 MEMBER BORRELLI: No. I'm with Dennis, I  
22 like the two-over-twos. And the true  
23 divided-light is beautiful, the windows are  
24 lovely, the roofing looks good, and we've got  
25 cedar shingles, so I think that's good.

1 AUDIENCE MEMBER: We can't hear. Could you  
2 speak into the microphone?

3 MEMBER BORRELLI: I was saying -- is this  
4 on? So I was saying the windows are beautiful,  
5 the two-over-twos, they look real nice.

6 MR. LOVELESS: Thank you.

7 MEMBER BORRELLI: You've got cedar shingles,  
8 and the roofing looks good, and I think it's  
9 pretty. I'm with Dennis.

10 MR. LOVELESS: Yeah, we hope it adds to the  
11 neighborhood.

12 CHAIRPERSON DOHERTY: Lori.

13 MEMBER MEI: It is more -- the design is  
14 more in keeping with the numerous two-floors all  
15 around the neighborhood, so --

16 MR. LOVELESS: Yeah, I kind of took  
17 inspiration from the neighbors.

18 MEMBER MEI: I'm just interested in what the  
19 public has to say.

20 CHAIRPERSON DOHERTY: Okay. So if there --  
21 are there any members of the public present who  
22 would like to address the Commission on this  
23 application?

24 MS. FERRER: (Raised hand)

25 CHAIRPERSON DOHERTY: All right. Could you

1 please come up?

2 MS. FERRER: Should I speak in the  
3 microphone?

4 CHAIRPERSON DOHERTY: You'll have to come up  
5 and speak to the microphone.

6 MS. FERRER: Actually --

7 CHAIRPERSON DOHERTY: Please state your name  
8 and your address.

9 MS. FERRER: Bonnie Ferrer, 631 Second Street.  
10 Actually I'm totally fine. These are lovely  
11 neighbors, so, I mean, we are all really supportive.

12 I just really want to make a comment to the  
13 Historic Commission. I live across the street. I  
14 built two structures on my -- an addition and a  
15 studio. And, you know, I had to change my plans,  
16 which was fine. But I just want to make a comment  
17 about the reality we're living, sustainable  
18 environment.

19 And I'm noticing high-end houses being built  
20 using new materials that are not offensive to  
21 people that like nice quality stuff. I mean, it's  
22 not siding or, you know, any -- you know, it's  
23 like the AZEK stuff. Now, when I replace my trim,  
24 I do it with that, because the pine that is being  
25 grown now rots too quickly.



1           But I'm noticing houses, also -- I guess I  
2           have a comment about precisely what they're trying  
3           to respect, which is rather newer construction  
4           that I call -- it looks like worker housing.  
5           They're all the same, they have the same porch,  
6           they have the same smaller windows than they  
7           should, they have the same red cedar siding.  
8           And a village has variation, a real village should  
9           in architecture, and the Victorians did it with  
10          little details.

11           And, also, I just wanted to make a comment,  
12          and I'm going to talk to Aileen tomorrow, because  
13          very -- get along very well, and she knows I love  
14          design, is to do some kind of little roof entry by  
15          the door to be able to bring the level down again  
16          to the street, as most porches do.

17           But, you know, I just feel as though every  
18          house having red cedar shingles is really not very  
19          interesting to the interest of the Historic  
20          District. I'm happy to see on First Street houses  
21          that are being individual, you know. And that's  
22          the only comment I would make.

23           I mean, already we have a house that was  
24          built probably in 2001 next door on the south side  
25          of Aileen's house, and it's just one of those,

1        what I call, worker housing. There's no interest,  
2        the columns are too skinny. You know, that kind  
3        of -- there's no sense of really what does it mean  
4        to have a Historic District, and I just wanted to  
5        make that comment.

6                And I also hope that the Historic Commission  
7        can begin to look at new materials that we can  
8        use. Cedar is very expensive. I made a  
9        combination of cedar shingle and clapboard to give  
10       interest so it wouldn't be all the same. But in  
11       truth, if I'm going to stain my house or paint my  
12       house, that's an expensive investment. And now  
13       there's Hardie board clapboard that's, hey, you  
14       paint it and it looks good.

15               CHAIRPERSON DOHERTY: I'm just going to  
16       interrupt you for a minute.

17               MEMBER BORRELLI: We're going to stop you  
18       there, because --

19               MS. FERRER: Huh?

20               CHAIRPERSON DOHERTY: We have guidelines --

21               MS. FERRER: You do?

22               CHAIRPERSON DOHERTY: -- on our page on the  
23       Village website --

24               MS. FERRER: Yeah.

25               CHAIRPERSON DOHERTY: -- which talks about

1 all the different materials that can be used --

2 MS. FERRER: Okay.

3 CHAIRPERSON DOHERTY: -- including the ones  
4 you're mentioning.

5 MS. FERRER: Okay.

6 CHAIRPERSON DOHERTY: So we did that a year  
7 ago.

8 MS. FERRER: And there's also, now I'm  
9 seeing, really interesting with a Victorian  
10 influence, the combination of board and batten  
11 design with shingle or board and batten with -- so  
12 it's not all the same, and I don't think it adds  
13 much cost. I don't know.

14 MEMBER MC MAHON: No. And as a --

15 MS. FERRER: You know?

16 MEMBER MC MAHON: As we've had stated, yeah.  
17 No, always a good idea. New growth material tends  
18 to be a problem in the building industry. But  
19 again, on our web page --

20 MS. FERRER: Okay.

21 MEMBER MC MAHON: -- clearly stated, yeah,  
22 all these nice new unrotting products, the  
23 VERSATEX --

24 MS. FERRER: Yes, yes.

25 MEMBER MC MAHON: -- Hardie board, and all

1       these things are available and have been approved  
2       by the Committee.

3               MS. FERRER:   Okay.

4               MEMBER MC MAHON:   So your comments are  
5       fantastic, your concern is well taken.   But  
6       understand, they put a lot of hard work into  
7       the -- into what the criteria is for the Village  
8       of Greenport.

9               MS. FERRER:   Right, right.

10              MEMBER MC MAHON:   So your voice is not  
11       unheard.

12              MS. FERRER:   Okay, great.

13              MEMBER MC MAHON:   All right?   So we --

14              MS. FERRER:   It's just variation.

15              MEMBER MC MAHON:   Sure, sure.

16              MS. FERRER:   Even in Victorian times, it was  
17       the spice of life.

18              MEMBER MC MAHON:   Yes.   And you have to  
19       understand, too, when somebody does -- comes  
20       before us, and the building that they present is  
21       in keeping, even though, sure, we would like to  
22       see a little bit more of this and that --

23              MS. FERRER:   Right, right.

24              MEMBER MC MAHON:   -- as you just stated,  
25       that the cost of everything you touch --

1 MS. FERRER: Right.

2 MEMBER MC MAHON: You know, if you can go as  
3 far as what he's doing in regards to red cedar  
4 shingles, as you said, all these products, very  
5 expensive. So you can't --

6 MS. FERRER: Yes, yes.

7 MEMBER MC MAHON: You know, it's amazing to  
8 me, as a builder --

9 MS. FERRER: It is astounding.

10 MEMBER MC MAHON: -- to go through this and  
11 to see the cost of materials coming up. And these  
12 materials, as sustainable as they are, are not  
13 inexpensive.

14 MS. FERRER: No, they're not.

15 MEMBER MC MAHON: Okay? So your HardiePlank  
16 and your VERSATEX, everything you mentioned, all  
17 these --

18 MS. FERRER: It's expensive, yes.

19 MEMBER MC MAHON: -- products that are  
20 taking the place of these wood products are  
21 terribly expensive as well.

22 MS. FERRER: Right.

23 MEMBER MC MAHON: So you have to, you  
24 know --

25 MS. FERRER: Balance.

1 MEMBER MC MAHON: You have to take it all  
2 into context.

3 MS. FERRER: Right.

4 MEMBER MC MAHON: It would all be nice to  
5 see, you know --

6 MS. FERRER: I mean, I'm not --

7 MEMBER MC MAHON: -- sustainable products.

8 MS. FERRER: I'm not saying that this is  
9 what they should do.

10 MEMBER MC MAHON: No, no, understood.

11 MS. FERRER: As an example first. I'm not  
12 saying they should do it. I thought about it --

13 MEMBER MC MAHON: Exactly.

14 MS. FERRER: I thought about it for my  
15 house, which is -- because it was a one-story, and  
16 then now all the houses will be two, you know,  
17 just doing a detail of making a strip of white,  
18 like you do around the windows, that divides the  
19 first floor from the second, and merges into where  
20 the stair is going to be, for example. Just  
21 little details that can thoughtfully make a house  
22 different, that's it.

23 MEMBER BORRELLI: But, also, I might add --  
24 I'm sorry.

25 MS. FERRER: Thank you so much. And,

1 actually, I'd like to say I'd love to be on this  
2 committee.

3 MEMBER BORRELLI: If I could just -- if I  
4 could just say -- hello. If I could just make one  
5 comment.

6 MS. FERRER: Yes.

7 MEMBER BORRELLI: That even in the Victorian  
8 era, we had row homes. So there were --

9 MS. FERRER: I'm sorry?

10 MEMBER BORRELLI: In the Victorian era --

11 MS. FERRER: Uh-huh.

12 MEMBER BORRELLI: -- there were also row  
13 homes. So there were homes, rows after rows of  
14 homes that all looked the same --

15 MS. FERRER: It's true, it's true.

16 MEMBER BORRELLI: -- even though they were  
17 built in the Victorian era. So we've always had,  
18 you know, down near Carpenter Street, we've -- I  
19 mean, it would be like in an ideal, you know,  
20 whatever, type of environment to have homes that  
21 are idealistically stylistic and individual, but  
22 even -- you keep mentioning the Victorians, but  
23 the Victorians were very good at making rows that  
24 all look the same.

25 MS. FERRER: And there's also earlier than

1 Victorian, definitely.

2 MEMBER BORRELLI: Exactly.

3 MS. FERRER: And that's another thing. At  
4 least you see on the North Fork somebody's  
5 designing more, you know, earlier versions.

6 ADMINISTRATOR PALLAS: Madam Chair.

7 CHAIRPERSON DOHERTY: Yes.

8 ADMINISTRATOR PALLAS: If I may, this is a  
9 hearing on a specific application.

10 MS. FERRER: Okay. Thank you very much.

11 CHAIRPERSON DOHERTY: Okay.

12 MR. LOVELESS: She actually -- she brings up  
13 a point I wanted to make. In the original  
14 submission, I had an alternate material, which was  
15 HardiePlank. Is there a way that we could get --  
16 just because the costs right now, I mean, can we  
17 get a dual approval if we have to shift midstream,  
18 or do I have to come back before you if it becomes  
19 a budget issue?

20 ADMINISTRATOR PALLAS: I mean --

21 MEMBER BORRELLI: Do want HardiePlank on the  
22 whole house? Do you want take away the cedar  
23 shingle and do HardiePlank, or just what do you  
24 want to do?

25 MR. LOVELESS: We would like to substitute



1 it, but, of course, you know, I'm willing to work  
2 with you guys in that respect. It would be a cost  
3 issue if it was an issue.

4 MEMBER MC MAHON: It's unusual, but it is  
5 totally accepted. And the fact -- and I'll just  
6 speak for myself. The look of HardiePlank is even  
7 more in keeping than red cedar shakes.

8 MS. FERRER: Yay, yay.

9 CHAIRPERSON DOHERTY: We would have to --

10 MEMBER MC MAHON: It is -- metal siding is --

11 CHAIRPERSON DOHERTY: Wait. What we do is  
12 we would put a condition --

13 MR. LOVELESS: Okay.

14 CHAIRPERSON DOHERTY: -- on the Certificate  
15 of Appropriateness.

16 MR. LOVELESS: Okay.

17 CHAIRPERSON DOHERTY: So that's what we  
18 would do.

19 MR. LOVELESS: Right. So it would just be I  
20 give a little chip of industry white HardiePlank,  
21 and everything else would stay the same.

22 CHAIRPERSON DOHERTY: Well, but if you can,  
23 I need a little more detail on the white HardiePlank.

24 MR. LOVELESS: Okay.

25 CHAIRPERSON DOHERTY: You know, the color,

1 the exact color. White covers a wide spectrum.

2 MR. LOVELESS: Historic white.

3 MEMBER BORRELLI: And if you could submit  
4 like a small sample of it, you know, just we know  
5 the color white it is.

6 MR. LOVELESS: Yeah, I gave one with the  
7 original submission. Did you guys -- do you still  
8 have the --

9 CHAIRPERSON DOHERTY: Yeah, I did.

10 MR. LOVELESS: Okay. And I can bring  
11 another one by.

12 CHAIRPERSON DOHERTY: Are there any other  
13 questions from -- or any other members of the  
14 public that wish to make a statement?

15 MR. BHARATHAN: (Raise Hand)

16 CHAIRPERSON DOHERTY: Please come to the  
17 front and state your name and address for the  
18 record.

19 MR. BHARATHAN: My name is Vipin Bharathan.  
20 I live on 636 Second Street, two doors from the  
21 house in question. I'm not going to go into a  
22 long philosophical digression about the character  
23 of houses, but I'm here to support this application.

24 I think that this is the only house that is  
25 not two story on the whole block. And I looked at

1 the drawings and the design and I feel like it's  
2 quite in character with the rest of the houses.

3 And third point, that it allows for the  
4 family to stay together, which is an important  
5 consideration for approving this application, I  
6 feel, because it is beyond architecture, it is  
7 human considerations.

8 CHAIRPERSON DOHERTY: Okay. Thank you very much.

9 MR. BHARATHAN: Thank you.

10 CHAIRPERSON DOHERTY: Would you like to make a --

11 MS. NEFF: Yes.

12 CHAIRPERSON DOHERTY: Okay. Just go to the  
13 microphone and state your name and address for the  
14 record.

15 MS. NEFF: Hi. I'm Ellen Neff. Can I take  
16 this off while I'm speaking or not.

17 MEMBER MC MAHON: Yeah.

18 ADMINISTRATOR PALLAS: No.

19 CHAIRPERSON DOHERTY: No, you cannot.

20 MS. NEFF: I cannot? Yes and no, I got a  
21 yes and no.

22 (Laughter)

23 CHAIRPERSON DOHERTY: But can you put the  
24 microphone down a little bit?

25 MS. NEFF: I'm trying, okay. So I live

1 across the street from this house, and I've lived  
2 there since 1974. And this house was not built in  
3 the '70s, because it was there. It was probably  
4 built in the '50s, even the '40s, it doesn't  
5 matter.

6 Second Street, this block of Second Street,  
7 maybe more than most of them, is a mix of houses  
8 with a varied and rather complex history. And the  
9 trajectory of what is happened -- happening in the  
10 Village in general, and certainly in this street  
11 and in this block, is this represents a victory  
12 for the home folks. People who want to continue  
13 to live there will be able to modify their house  
14 so it works for them, and I certainly am  
15 supportive of that. Thank you.

16 CHAIRPERSON DOHERTY: Thank you.

17 MEMBER MC MAHON: Thank you.

18 CHAIRPERSON DOHERTY: Are there any other  
19 comments or questions?

20 (No Response)

21 CHAIRPERSON DOHERTY: If there are no  
22 further questions, then I would like to close the  
23 public hearing. I make a motion to close the  
24 hearing. Do I have a second?

25 MEMBER BORRELLI: I'll second that.

1 CHAIRPERSON DOHERTY: The hearing is closed.  
2 I would like to move to Agenda Item No. 2,  
3 but I understand there is an issue.

4 ADMINISTRATOR PALLAS: Yeah. Madam Chair,  
5 thank you. Procedurally, since at the -- at our  
6 last meeting, if you recall, we had discussed the  
7 fact that we were allowing the hearing to go  
8 forward, even though there were open Zoning Board  
9 issues. Those have not been resolved as of now.  
10 You've had your hearing, but you can't vote on it  
11 at this stage until the ZBA process goes forward.

12 MR. LOVELESS: Was it just the survey and  
13 the -- were those the two things? Just the  
14 survey?

15 ADMINISTRATOR PALLAS: I'm not going to --  
16 you can submit them --

17 MR. LOVELESS: Okay.

18 ADMINISTRATOR PALLAS: -- in the proper  
19 fashion, but they -- it has to go through the ZBA  
20 process, which is not even going to be on this  
21 month's calendar.

22 MR. LOVELESS: For a variance or just for  
23 the --

24 ADMINISTRATOR PALLAS: The variance, the  
25 variances.

1 MR. LOVELESS: Oh.

2 ADMINISTRATOR PALLAS: There's multiple  
3 variances, as I understand it.

4 MR. LOVELESS: What variances would those be?

5 ADMINISTRATOR PALLAS: Again, this isn't the  
6 forum for that, but I know you're in contact with  
7 the --

8 MR. LOVELESS: I don't think we're going to  
9 need them, though.

10 ADMINISTRATOR PALLAS: Well, again, we  
11 don't -- we don't know that, because we don't have  
12 the proper paperwork as of today.

13 MR. LOVELESS: Okay.

14 ADMINISTRATOR PALLAS: So that's --

15 MEMBER MC MAHON: So we're approving --

16 CHAIRPERSON DOHERTY: We can't.

17 ADMINISTRATOR PALLAS: No, you're not.

18 MEMBER MC MAHON: We're approving this  
19 project.

20 ADMINISTRATOR PALLAS: I apologize for  
21 interrupting.

22 MEMBER MC MAHON: We're not.

23 ADMINISTRATOR PALLAS: You're not approving,  
24 you're not voting, you're not taking any action --

25 MEMBER MC MAHON: Okay.

1 ADMINISTRATOR PALLAS: -- until the ZBA  
2 matter is resolved one way or the other.

3 MR. LOVELESS: And if there's no -- if I  
4 don't need a variance, is there a ZBA issue?

5 ADMINISTRATOR PALLAS: If there's -- no.  
6 That's what ZBA does is variances. So if there  
7 are no required --

8 MR. LOVELESS: Right. I don't need any  
9 variances.

10 ADMINISTRATOR PALLAS: If there are no  
11 variances, then next month this Board would then  
12 take whatever action they deem appropriate.

13 MR. LOVELESS: Yeah. If it's existing  
14 nonconforming, then that's how it is, right?

15 ADMINISTRATOR PALLAS: I'm not going to get  
16 into the details of a zoning matter at an Historic  
17 Commission meeting. So, again, right now, we do  
18 not know if there are open zoning issues or not,  
19 so that's --

20 CHAIRPERSON DOHERTY: The hearing is closed.

21 MEMBER MC MAHON: That's not for this Board.

22 MR. LOVELESS: Right.

23 MEMBER MC MAHON: This is the --

24 MR. LOVELESS: Yeah. I guess I just don't  
25 understand. If we don't need a variance, then

1       there is no issue with this. He's assuming that  
2       we need a variance.

3               MS. NEFF: You don't know that. That's the  
4       thing, you don't know whether you do or not --

5               MR. LOVELESS: Right.

6               MS. NEFF: -- until they look at the plan;  
7       is that right?

8               ADMINISTRATOR PALLAS: That's correct.  
9       Thank you, yes.

10              MR. LOVELESS: I guess it -- so existing  
11       nonconforming doesn't qualify for a variance?

12              MS. NEFF: I think you have to run it by them.

13              ADMINISTRATOR PALLAS: Yeah.

14              MR. MAZZAFERO: But this is not something  
15       the Historic Commission --

16              MEMBER MC MAHON: No.

17              CHAIRPERSON DOHERTY: We cannot vote until  
18       after it has gone through zoning, so,  
19       unfortunately, that is how it is. What I would  
20       ask that you do before our next meeting is  
21       submit -- resubmit an amended application, because  
22       you have time now, with the Hardie board  
23       substitute and we'll vote on that when we vote.

24              MR. LOVELESS: All right.

25              CHAIRPERSON DOHERTY: Okay?



1           MR. LOVELESS: So this is still -- I guess I  
2 still don't understand the whole process. I've  
3 been working with Greg from the Village. He  
4 suggested a variance based off of what he thought  
5 was a new portion of the concrete foundation,  
6 which is not -- we don't need a variance.  
7 Everybody in the Village is confused. It's  
8 existing nonconforming.

9           I don't understand why this process can't  
10 just be put to rest in this portion, so that when  
11 I follow up with the Village, I don't have to wait  
12 another month to come back. I think it's crazy.  
13 I've been working with Greg. I don't know why  
14 nobody mentioned the magnitude of one thing or the  
15 other in relation to being able to decide these  
16 things in this time frame that we -- I mean, this  
17 has been -- each month you guys tell me one more  
18 little thing, and if I would have known, I would  
19 have -- it's month after month.

20           MEMBER MEI: So we are bound by the  
21 regulations. We are bound by certain regulations.  
22 It is very unfortunate that this is happening, but  
23 unless you follow the procedures that the Village  
24 has laid out, we're not able to vote on the  
25 application.

1 MR. LOVELESS: Yeah. I guess I was under  
2 the impression I was.

3 MEMBER MC MAHON: It's sequencing.

4 MR. LOVELESS: Right.

5 MEMBER MC MAHON: Okay? So if we -- we  
6 cannot give approval on something -- even though  
7 we have reviewed it, we cannot give approval  
8 without the ZBA approving your product -- or your  
9 project first. You pass -- go through the ZBA.  
10 You already know that we have -- we're in your  
11 favor, but we cannot vote on it until you have  
12 gone through the sequencing, which is very  
13 frustrating.

14 MR. LOVELESS: So then am I going to hear  
15 from the Building Department that they can't start  
16 the filing process or anything, even though we're  
17 all in agreement that you guys don't object?

18 ADMINISTRATOR PALLAS: That's -- yeah.  
19 Again, to be clear, a couple of points. Last  
20 month we did state clearly that we would allow the  
21 hearing to go forward. Hopefully, the -- we would  
22 have gotten it on the ZBA agenda. As of today,  
23 the documents that I have reviewed do not -- are  
24 not clear as to whether a variance is needed or  
25 not. Once that is resolved, if no -- if no

1 variance is required, then next month this Board  
2 can vote. As of now, I can't even get it on the  
3 agenda for this month's Zoning Board meeting, and  
4 it won't be at this stage.

5 MR. LOVELESS: Right.

6 ADMINISTRATOR PALLAS: There just isn't  
7 enough time.

8 MR. LOVELESS: That's not my main concern.  
9 It would just be with the building permit.  
10 Everything takes time.

11 ADMINISTRATOR PALLAS: You can't get a  
12 permit until this Board approves it, and if a  
13 variance is required, the Zoning Board approves  
14 it. Then we could process a permit. Processing  
15 the permit is not a long process.

16 MR. LOVELESS: All right. So I can go?

17 CHAIRPERSON DOHERTY: Hopefully, we will see  
18 you next month.

19 MEMBER MC MAHON: Yes.

20 MR. LOVELESS: All right.

21 MEMBER MC MAHON: And approve it. Thank you.

22 MS. FERRER: Thank you.

23 CHAIRPERSON DOHERTY: So agenda Item No. 2,  
24 630 Second Street. Discussion and possible motion  
25 on the application applied for by Aileen Rosin for

1 the property located at 630 Second Street,  
2 Greenport, New York. SCTM #1001-2.-5-23, will be  
3 tabled until next month.

4 Agenda Item No. 3, the application of 421  
5 First Street. Discussion on the application of  
6 Joseph Henry. Per a conditional approval from the  
7 Historic Preservation Commission on July 6th,  
8 2015, the application must -- the applicant must  
9 show samples of the roof shingle color to the  
10 Historic Preservation Commission for approval  
11 prior to the installation of the roof shingles.  
12 SCTM #1001-4.-6-36.

13 Is the applicant or a representative  
14 present?

15 (No Response)

16 CHAIRPERSON DOHERTY: Okay. So I guess no  
17 one is present. We will look at the shingles and  
18 make a determination.

19 MEMBER MC MAHON: This is it, it's a  
20 charcoal black.

21 CHAIRPERSON DOHERTY: That's what they had.

22 MEMBER MC MAHON: Okay, that's just fine.

23 CHAIRPERSON DOHERTY: Anyone have any  
24 questions?

25 MEMBER MC MAHON: No.

1           CHAIRPERSON DOHERTY: Okay. So we'll vote  
2 on the application. I would like to note that we  
3 are only voting on the work approved at the  
4 July 6th, 2015 Historic Preservation Commission  
5 meeting. The identification of the original  
6 application was SCTM #1001-4-6-36.

7           If the applicant makes any other changes or  
8 additions, he will need to come before the HPC for  
9 a Certificate of Appropriateness.

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

15          MEMBER BORRELLI: I'll second.

16          CHAIRPERSON DOHERTY: All in favor?

17          MEMBER MC MAHON: Aye.

18          MEMBER MEI: Aye.

19          MEMBER BORRELLI: Aye.

20          CHAIRPERSON DOHERTY: Aye.

21          No one opposed. Motion carries.

22          Agenda Item No. 4, the application of  
23 511 First Street. Discussion and possible motion  
24 on the application of Stanley Boyd. The applicant  
25 seeks approval to replace the existing asphalt

1 shingle roof with a new asphalt shingle roof.

2 SCTM #1001-4.-2-36.

3 Is the applicant or a representative  
4 present?

5 (No Response)

6 CHAIRPERSON DOHERTY: No. We will look at  
7 it to see if we want to approve it. Or if we have  
8 questions, then we will table it for next month.

9 MEMBER MC MAHON: This is a mix that was  
10 meant years ago for something very similar to  
11 replicate an aging roof, and it looks pretty nice.

12 MEMBER BORRELLI: Yes.

13 MEMBER MC MAHON: I mean, when you look at  
14 the samples in -- on some of the other pages, it's  
15 not fair, because it's a flat-on view of a shingle  
16 and sample, and it doesn't really replicate what  
17 it looks like when it's actually applied. I mean,  
18 that's a -- that's a very fair -- that's what it  
19 looks like when it's applied, and it's like a  
20 paint swatch. You know, when you do --

21 MEMBER BORRELLI: Yeah.

22 CHAIRPERSON DOHERTY: Yeah.

23 MEMBER MC MAHON: -- the small paint swatch,  
24 you're going to get a certain feel for it. You  
25 have an entire roof done in something like this,

1 and it's laying down and it's pitched, you're not  
2 looking at the direct angle, then it pulls off  
3 this.

4 CHAIRPERSON DOHERTY: Right.

5 MEMBER MC MAHON: This sort of a look, which  
6 is nice. It's a blended -- it's a blended look.

7 CHAIRPERSON DOHERTY: Okay.

8 MEMBER MEI: But replacing --

9 MEMBER MC MAHON: So, you know, in regard --

10 MEMBER MEI: Replacing existing asphalt with  
11 new asphalt --

12 MEMBER BORRELLI: Yes.

13 MEMBER MEI: -- seems pretty straightforward?

14 MEMBER MC MAHON: Yeah. In a lot of cases,  
15 it's -- again, when it comes to things like this  
16 and paint colors, it's sort of personal, and  
17 again, everything shouldn't be cookie cutter. And  
18 something that has this gray tone with highlights  
19 is a little different and it looks -- you know,  
20 looks just fine. You know, it's personal and it  
21 looks fabulous.

22 MEMBER BORRELLI: I think it's fine.

23 MEMBER MC MAHON: It's in keeping with, okay?

24 MEMBER BORRELLI: Exactly.

25 CHAIRPERSON DOHERTY: Okay.

1 MEMBER MC MAHON: That's my opinion.

2 CHAIRPERSON DOHERTY: So I'd like to note  
3 for the record we are only voting on the work and  
4 site plan described in the application of  
5 March 4th, 2021. For any other changes or  
6 additions, the applicant will need to come before  
7 the HPC for a Certificate of Appropriateness.

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

12 MEMBER BORRELLI: I second.

13 MEMBER MC MAHON: I'll second.

14 CHAIRPERSON DOHERTY: All in favor?

15 MEMBER MEI: Aye.

16 MEMBER MC MAHON: Aye.

17 MEMBER BORRELLI: Aye.

18 CHAIRPERSON DOHERTY: Aye.

19 Motion carries, application is approved.

20 Agenda Item No. 5, the application of  
21 102 Main Street. Discussion and possible motion  
22 on the application of ST Preston & Son, Inc. The  
23 applicant seeks approval to replace the current  
24 signage due to a business name change.  
25 SCTM #1001-5.-3-12.2.



1           And I see an applicant or a representative  
2           is here.

3           MR. FORTINO: Good evening. My name is Mike  
4           Fortino.

5           CHAIRPERSON DOHERTY: And your address,  
6           please.

7           MR. FORTINO: 126 Center Street, Greenport,  
8           New York.

9           CHAIRPERSON DOHERTY: Thank you. Can you  
10          please describe the project for us?

11          MR. FORTINO: Yes. My wife and I are  
12          opening a restaurant in the Barbara Bianca spot.  
13          We are changing the name to Fortino's Tavern. We  
14          are looking to get our sign up. The sign -- do  
15          you guys have this?

16          MEMBER MC MAHON: We do.

17          CHAIRPERSON DOHERTY: We do, yeah.

18          MR. FORTINO: The sign is a corrugated  
19          plastic material right now. It's going to just go  
20          over the existing sign that's there. There will  
21          be no structural changes whatsoever to the  
22          building. And, hopefully, when everything is on  
23          the up and up, we plan on just painting over the  
24          existing sign with the same fonts and everything  
25          of that nature. We use those fonts in everything

1 in our marketing, so --

2 CHAIRPERSON DOHERTY: So that's your brand?

3 MR. FORTINO: Yes.

4 CHAIRPERSON DOHERTY: Yes.

5 MEMBER BORRELLI: But you're not -- just a  
6 question. You're not opening the restaurant, it's  
7 been there, right, you're there for a while?

8 MR. FORTINO: We operated it through like a  
9 sublease of sorts --

10 MEMBER BORRELLI: Okay.

11 MR. FORTINO: -- last -- like a popup, if  
12 you will, last summer for four months.

13 MEMBER BORRELLI: It's a very good  
14 restaurant.

15 MR. FORTINO: Thank you.

16 MEMBER BORRELLI: I ate there quite a couple  
17 of times and it was really, really good, very  
18 delicious.

19 MR. FORTINO: Thank you very much. We had a  
20 great community response, and we're really  
21 looking -- you know, we're very excited to get  
22 this project going, so -- but the only problem  
23 was, it all -- because of COVID and everything  
24 last summer, and, obviously, it's my wife and I's  
25 first time doing this, we didn't really know

1 everything that was going on. So we couldn't hang  
2 our sign last year, so this is one of the -- one  
3 of the things we wanted to get done for the  
4 summer.

5 CHAIRPERSON DOHERTY: Thank you. Dennis,  
6 any questions?

7 MEMBER MC MAHON: No.

8 CHAIRPERSON DOHERTY: Lori?

9 MEMBER MEI: No.

10 CHAIRPERSON DOHERTY: I don't either. Thank  
11 you very much.

12 MR. FORTINO: Thank you very much.

13 CHAIRPERSON DOHERTY: Okay. So since there  
14 are no further questions, I would like to vote on  
15 the application.

16 I would like to note we are only voting on  
17 the work plan you described in your application of  
18 March the 18th --

19 MR. FORTINO: Okay.

20 CHAIRPERSON DOHERTY: -- 2021. For any  
21 other changes or additions, you will need to come  
22 again to the HPC for a Certificate of Appropriateness.

23 MR. FORTINO: Yes, ma'am.

24 CHAIRPERSON DOHERTY: So thank you for your  
25 attention to this requirement.

1 MR. FORTINO: Thank you.

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

7 MEMBER MEI: Second.

8 CHAIRPERSON DOHERTY: All in favor?

9 MEMBER BORRELLI: Aye.

10 MEMBER MC MAHON: Aye.

11 MEMBER MEI: Aye.

12 CHAIRPERSON DOHERTY: Aye.

13 Motion carries, application is approved.

14 MR. FORTINO: Thank you very much.

15 CHAIRPERSON DOHERTY: Thank you.

16 MEMBER BORRELLI: Good luck.

17 MR. FORTINO: I really -- I really  
18 appreciate it. Thank you. I hope to see you all  
19 there this summer.

20 CHAIRPERSON DOHERTY: Thank you.

21 MR. FORTINO: So with the application, I  
22 just have to go back and talk to Officer Morris in  
23 his office there?

24 MEMBER BORRELLI: Yeah.

25 CHAIRPERSON DOHERTY: And what I will do is

1 tomorrow I'll sign the Certificate of  
2 Appropriateness, and the Clerk of the Board will  
3 send that to you.

4 MR. FORTINO: Thank you very much,  
5 appreciate it.

6 CHAIRPERSON DOHERTY: You're welcome.

7 MR. FORTINO: You all have a wonderful  
8 evening.

9 MEMBER MC MAHON: Thank you.

10 MEMBER BORRELLI: Thank you.

11 CHAIRPERSON DOHERTY: Okay. Agenda

12 Item No. 6, the application of 405 Main Street.

13 Discussion and possible motion on the application

14 of Lambrou Building, LLC. The applicant seeks

15 approval to replace current signage due to a

16 business name change. SCTM #1001-4.-7-11.

17 Thank you. Could you please state your name  
18 and address for the record?

19 MR. RULE: Sure. My name is Chris Rule,  
20 295 Osseo Avenue, Southold.

21 CHAIRPERSON DOHERTY: Okay. And can you  
22 please describe the project for us?

23 MR. RULE: Sure. We're basically just going  
24 to replace the existing signage we have. It's  
25 going to be the exact same size, same location,

1 same bracket. It's basically just a name change.  
2 Coloration is slightly difference, it's basically  
3 reversed. Right now the signs are navy with white  
4 lettering, and we're just going to change it to a  
5 white base with navy lettering, for the most part.  
6 Same -- yeah, same hanging, same exact sizes,  
7 basically that. Yeah, so we're just basically  
8 changing the name.

9 CHAIRPERSON DOHERTY: Seems pretty  
10 straightforward.

11 MEMBER MC MAHON: I think that's it.

12 MR. RULE: What's that?

13 CHAIRPERSON DOHERTY: It seems pretty  
14 straightforward.

15 MR. RULE: Yeah.

16 CHAIRPERSON DOHERTY: Yeah.

17 MEMBER BORRELLI: Perfect, yeah.

18 CHAIRPERSON DOHERTY: Okay. Dennis, any  
19 questions?

20 MEMBER MC MAHON: All good.

21 CHAIRPERSON DOHERTY: Roselle?

22 MEMBER BORRELLI: Fine, that's fine.

23 CHAIRPERSON DOHERTY: Okay. We don't have  
24 any further questions, I think.

25 MR. RULE: Oh, perfect. Okay. Thank you

1 very much.

2 MEMBER MC MAHON: Thank you.

3 MR. RULE: And I think I heard you tell the  
4 other gentleman that you end up signing something  
5 and that way he picked it up from --

6 CHAIRPERSON DOHERTY: Or Ms. Aurichio will  
7 email it to you.

8 MR. RULE: Oh, okay.

9 CHAIRPERSON DOHERTY: It will be tomorrow.

10 MR. RULE: Okay.

11 CHAIRPERSON DOHERTY: The signed certificate.

12 MR. RULE: Okay, thank you very much.

13 CHAIRPERSON DOHERTY: Okay. So now we're  
14 going to vote. I would like to note that we're  
15 only voting on the work described in your  
16 application of March the 17th, 2021. For any  
17 other changes or additions, you will need to come  
18 back before the HPC for a Certificate of  
19 Appropriateness. Thank you for your attention to  
20 this requirement.

21 I make a motion to approve the application  
22 and issue a Certificate of Appropriateness, as the  
23 application is in keeping with the criteria of  
24 Greenport Village Code Section 76-7. Is there a  
25 second?

1 MEMBER BORRELLI: I'll second.

2 CHAIRPERSON DOHERTY: All in favor?

3 MEMBER BORRELLI: Aye.

4 MEMBER MC MAHON: Aye.

5 MEMBER MEI: Aye.

6 CHAIRPERSON DOHERTY: Aye. Me, too.

7 Motion carries, application is approved.

8 Thank you.

9 Agenda Item No. 7, the application of 503  
10 First Street. Discussion and possible motion on  
11 the application of Blue Whale Realty, LLC. The  
12 applicant seeks approval to install two central  
13 mini-split air conditioning systems with exterior  
14 air handlers, along with various exterior  
15 modifications, per the attached proposed work  
16 list. SCTM #1001-4.-2-38.

17 MR. BINDERMAN: Hi. Thank you for seeing me.

18 CHAIRPERSON DOHERTY: Could you be so kind  
19 as to state your name and address for the record?

20 MR. BINDERMAN: Absolutely. Daniel Binderman,  
21 6 Nassau Road, Hampton Bays.

22 CHAIRPERSON DOHERTY: Okay. And can you  
23 please describe the project for us?

24 MR. BINDERMAN: I recently purchased  
25 503 First Street and it needs a lot of work.



1 It -- there is a chain link fence that needs to be  
2 replaced with, hopefully, a picket fence, white  
3 picket to match the mouldings on the house, and,  
4 hopefully, bring them out a little bit.

5 The house needs to be painted. I've  
6 attached a color sample of a grayish blue, similar  
7 to the light blue that is currently on the house,  
8 but darker, also to bring out the mouldings a  
9 little bit and make it more visually appealing.

10 The windows in the house are old. When I  
11 viewed the house, there were blankets by the  
12 windows to insulate them. I want to make sure  
13 that we have something visually appealing, but  
14 also environmentally responsible. So we'd like to  
15 replace those with replacement windows, the idea  
16 being that if we use replacement windows, we can  
17 keep the mouldings and make it, you know -- and  
18 keep it as historically accurate as possible.

19 There are two staircases on the outside of  
20 the house that are decaying concrete. I've  
21 brought pictures for everybody, and I should  
22 submit these to everybody, of various items that  
23 you guys have asked for, pictures of the stairs,  
24 pictures of proposed stairs, and some other  
25 things. So if I may.

1 CHAIRPERSON DOHERTY: Please do. Thank you  
2 so much.

3 MEMBER MC MAHON: Thank you.

4 MR. BINDERMAN: I have one more packet.

5 MEMBER BORRELLI: Thank you.

6 MR. BINDERMAN: I should mention I was asked  
7 to bring a sample of the wood that's being used  
8 for the stairs, mahogany, similar to this.

9 CHAIRPERSON DOHERTY: Okay.

10 MR. BINDERMAN: But it will be painted  
11 white. Again, trying to keep everything as  
12 uniform as possible.

13 The door of the house I gushed a little bit  
14 over. On my application, I've attached a photo so  
15 that you guys could see it. I want that to be  
16 visible from the street. I spoke with my  
17 contractor, who said that we might just try  
18 removing the screen door altogether and letting it  
19 stand.

20 CHAIRPERSON DOHERTY: Okay.

21 MR. BINDERMAN: If that does not work and  
22 it's, you know, not environmentally a good idea,  
23 I've attached a proposed picture of both the door  
24 with a full-view glass and hardware that you guys  
25 can see, and, hopefully, will allow everybody to

1 see the work.

2 CHAIRPERSON DOHERTY: Beautiful door, yes.

3 MR. BINDERMAN: It is a beautiful door.

4 We also -- when I got there, there were air  
5 conditioners in the windows. I prefer to make it  
6 a little cleaner looking than that. And rather  
7 than air conditioners in all the windows, I  
8 thought one central air, or mini-splits, really,  
9 would be a good way to minimize the visual impact  
10 of the air conditioners on the house.

11 So we'd like to put in two external units  
12 surrounded by fence, similar to the fence that  
13 we're using for the rest of the project. And, you  
14 know, just have those be the exterior look of  
15 the -- of the air conditioners. Not ideal, I  
16 know, to have air handlers outside, but I think  
17 it's better than having air conditioners in all  
18 the windows. So that was my hope.

19 MEMBER MEI: I have a couple of questions.

20 MR. BINDERMAN: Please.

21 MEMBER MEI: So the original application had  
22 a plastic fence. I see you've replaced it with  
23 wood.

24 MR. BINDERMAN: I've replaced it with wood.

25 MEMBER MEI: So it would be wood.

1 CHAIRPERSON DOHERTY: Thank you very much

2 MEMBER MEI: Thank you for that.

3 CHAIRPERSON DOHERTY: Yes, thank you very  
4 much.

5 MR. BINDERMAN: Absolutely.

6 MEMBER MEI: And then the -- it's a little  
7 hard to hear. So the air conditioners will be  
8 screened?

9 MR. BINDERMAN: Yeah. I'm going to put  
10 fencing around them.

11 MEMBER MEI: A fence or a shrub or  
12 something? That's one of the things that, you  
13 know, we've been trying to do. You have to have  
14 air conditioning, but it's recommended that if it  
15 can be seen from the street, that you put a shrub  
16 in front of it or you put a fence in front of it.

17 MR. BINDERMAN: I will -- my plan right now  
18 is to put a fence in front of it.

19 MEMBER MEI: Okay.

20 MR. BINDERMAN: I actually would prefer  
21 shrubbery, but I don't need a -- I didn't know if  
22 I needed additional permits for that, so I thought  
23 the fencing might be the easiest, quickest option.

24 MEMBER MC MAHON: Speaking from a  
25 contractor's point of view, the fencing is a

1 better idea in regards to the unit itself.

2 MEMBER MEI: Okay.

3 MEMBER MC MAHON: It needs to pull air, and  
4 so anything like shrubbery could be -- could be a  
5 little bit of a problem.

6 This is something we come across, or I do as  
7 a contractor, in regards to how -- how do you hide  
8 all of these? In every house, it's an issue, and  
9 it generally boils down to some type of screening,  
10 whether it be a shrub, or fencing, or something.  
11 But that's -- that's your only ways out.

12 MR. BINDERMAN: You'd recommend fencing?

13 MEMBER MC MAHON: I mean, it's only a  
14 thought, okay, just speaking in regards to how the  
15 unit works.

16 MR. BINDERMAN: Yep.

17 MEMBER MC MAHON: It's constantly pulling  
18 air. Screening, the screening for us, I don't  
19 think we really have a preference --

20 CHAIRPERSON DOHERTY: The only thing --

21 MEMBER MC MAHON: -- but we do prefer it be  
22 screened and --

23 CHAIRPERSON DOHERTY: Yeah, we just require  
24 that it be screened. So that is -- really would  
25 be up to you ultimately if you want fencing to

1 cover it or if you prefer shrubbery to cover it.

2 MR. BINDERMAN: Okay. I will speak with the  
3 installers.

4 MEMBER MC MAHON: That would be a good idea.

5 MR. BINDERMAN: Yeah, Res-Com, they're good.

6 MEMBER BORRELLI: If I could just say that  
7 I'm really like impressed with your whole  
8 presentation --

9 MR. BINDERMAN: Thank you.

10 MEMBER BORRELLI: -- and all the products,  
11 all the photographs that put there. And I for one  
12 am super thrilled that you're going to do this  
13 project. I live one, two, three, four houses down  
14 to your right, and I'm --

15 MR. BINDERMAN: Looking forward to being  
16 neighbors.

17 MEMBER BORRELLI: I'm shocked at the  
18 beautiful front door, because I've never seen it  
19 in so many years behind that jalousie, I guess,  
20 that kept it closed, and I didn't even know that  
21 front door was there.

22 MR. BINDERMAN: I -- that was one of the  
23 first things I saw in that house, that I was like  
24 how could they --

25 MEMBER BORRELLI: Beautiful.

1 MR. BINDERMAN: How could they keep that in?

2 MEMBER BORRELLI: The newel post behind,  
3 next to it, beautiful, just beautiful, I'm  
4 thrilled. And it has such beautiful moulding on  
5 that house, all the -- all the gingerbread stuff,  
6 the moulding, the bay window bumpout on the side  
7 there. Really, really lovely house, I'm thrilled.  
8 And about the chain link fence, I'm so happy to  
9 get that gone, and just a very pretty house.

10 MR. BINDERMAN: I've heard that a bit.  
11 Thank you.

12 MEMBER BORRELLI: Congratulations to you,  
13 yeah.

14 MR. BINDERMAN: Thank you.

15 MEMBER BORRELLI: Yep. Oh, and I like the  
16 color that you're painting, yeah, that's pretty.

17 MR. BINDERMAN: Again, I hope to keep it  
18 similar to the color, except darker, because  
19 mouldings, as you said, are really nice and should  
20 be --

21 MEMBER BORRELLI: Beautiful.

22 MR. BINDERMAN: -- seen.

23 CHAIRPERSON DOHERTY: The -- I wanted to  
24 tell you, thank you very much for all the  
25 information you supplied and your very detailed

1 letter, which was very, very helpful.

2 MR. BINDERMAN: I appreciate that. Thank you.

3 CHAIRPERSON DOHERTY: So thank you very  
4 much. I just had two questions for you.

5 MR. BINDERMAN: Please.

6 CHAIRPERSON DOHERTY: With the one section  
7 of the house, which almost looks like a barn --

8 MR. BINDERMAN: Yes.

9 CHAIRPERSON DOHERTY: -- are you planning to  
10 keep that pretty much as is?

11 MR. BINDERMAN: The exterior will be painted  
12 similar to the rest of the house. The exterior  
13 will be painted the same color. Right now it's a  
14 different color from the rest of the house.

15 CHAIRPERSON DOHERTY: Right.

16 MEMBER BORRELLI: Yeah.

17 MR. BINDERMAN: That would make it sort of  
18 blend together. And interior, we're going to make  
19 that into a room. Right now it's a workshop. And  
20 the stairs that are decaying lead to that --

21 CHAIRPERSON DOHERTY: Right.

22 MR. BINDERMAN: -- lead to that room, so  
23 that will also make it look nicer, I think.

24 CHAIRPERSON DOHERTY: Yeah.

25 MR. BINDERMAN: So that's my hope.



1 CHAIRPERSON DOHERTY: So I did do a site  
2 visit, and you're right, absolutely all the stairs  
3 do need to be replaced.

4 MR. BINDERMAN: Right.

5 MEMBER BORRELLI: Yeah.

6 MR. BINDERMAN: The front steps I'm hoping  
7 to clean. The ones in front of that door I'm  
8 hoping to clean up. They don't seem like they  
9 need to be fully replaced --

10 MEMBER BORRELLI: They're brick.

11 MR. BINDERMAN: -- but the other two do.

12 MEMBER BORRELLI: They're brick.

13 MR. BINDERMAN: They're brick.

14 MEMBER BORRELLI: Yeah, nice.

15 MR. BINDERMAN: I'm hoping to clean those up  
16 and, you know, make them look nice.

17 CHAIRPERSON DOHERTY: And the other thing is  
18 we probably need a little more detail in terms of  
19 the windows, the type of windows you're planning  
20 to use. Was that in the new --

21 MR. BINDERMAN: I actually included the  
22 catalog cut, which you just opened. But along  
23 with that, we were able to include -- they're  
24 being custom made, so every single window that  
25 we'll be putting into the house, with specs and

1 details, measurements, is in the proposal.

2 CHAIRPERSON DOHERTY: Okay. So I'm going to  
3 include for the record, then, the two handouts  
4 that you gave me, you know, that will go into --  
5 be attached to your application.

6 MR. BINDERMAN: Thank you.

7 CHAIRPERSON DOHERTY: Okay, great. Does  
8 anyone have any additional questions.

9 MEMBER MC MAHON: No. Very thorough, thank you.

10 MR. BINDERMAN: Thank you.

11 CHAIRPERSON DOHERTY: Thank you.

12 ADMINISTRATOR PALLAS: Madam Chair, if I  
13 may, just one consideration that wasn't clear in  
14 the application. The duct work for the air  
15 conditioner, is that exposed or not?

16 MEMBER MC MAHON: There should be no duct  
17 work exposed.

18 MR. BINDERMAN: Right, they're mini-splits.

19 ADMINISTRATOR PALLAS: Understood. There's  
20 some on the sample that you provided. It  
21 appeared -- I'm assuming that's the conduit for  
22 the electrical wiring. So is that also going to  
23 be an exposed element?

24 MR. BINDERMAN: That I'm not sure of, but,  
25 Nick, would you know about that?

1 MR. MAZZAFERRO: I think the standard is to  
2 put it inside the downspout, so it's like in the  
3 downspouts on the rest of the house. Normally,  
4 they do that.

5 ADMINISTRATOR PALLAS: It's for the Board's  
6 consideration.

7 MEMBER MC MAHON: Oh, I see what you're  
8 talking about, I understand. No, that's --  
9 generally, that's not typical in that -- in a  
10 split -- mini-split. Is that what you're  
11 talking -- you're talking about the --

12 ADMINISTRATOR PALLAS: Correct.

13 MEMBER MC MAHON: Okay. Now, generally,  
14 that goes directly inside the house.

15 ADMINISTRATOR PALLAS: That is --

16 MEMBER MC MAHON: And if you need  
17 clarification, that's --

18 ADMINISTRATOR PALLAS: Something to consider.

19 MR. BINDERMAN: Thank you.

20 MEMBER BORRELLI: Daniel, if I could, one  
21 more question.

22 MR. BINDERMAN: Please.

23 MEMBER BORRELLI: Unrelated to what we need  
24 to vote on, but did you -- are you also the owner  
25 of the house behind it, the beige house that

1 they're redoing?

2 MR. BINDERMAN: Am I -- I'm sorry, what was  
3 the question?

4 MEMBER BORRELLI: Are you the owner of the  
5 house behind --

6 MR. BINDERMAN: No, I'm not.

7 MEMBER BORRELLI: Oh, no, okay. That's  
8 different, okay.

9 MR. BINDERMAN: No. They separated those two.

10 MEMBER BORRELLI: Okay. That's being  
11 done -- really well done also, it looks pretty,  
12 you know.

13 MR. BINDERMAN: I agree.

14 MEMBER BORRELLI: Yeah, nice.

15 CHAIRPERSON DOHERTY: Okay.

16 MR. BINDERMAN: I agree.

17 CHAIRPERSON DOHERTY: Mr. Binderman, thank  
18 you very much.

19 MR. BINDERMAN: Thank you.

20 MEMBER BORRELLI: Thank you.

21 CHAIRPERSON DOHERTY: So if there are no  
22 further questions, I would like to vote on the  
23 application.

24 I would like to note that we are only voting  
25 on the work and the site plan described in your

1 application of March 28th, 2021, and also which  
2 includes the two handouts you brought to the HPC  
3 meeting today.

4 For any other changes or additions, you will  
5 need to come before the HPC for a Certificate of  
6 Appropriateness. Thank you for your attention to  
7 this requirement.

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

13 MEMBER BORRELLI: I'll second that.

14 CHAIRPERSON DOHERTY: All in favor?

15 MEMBER MEI: Aye.

16 MEMBER MC MAHON: Aye.

17 MEMBER BORRELLI: Aye.

18 CHAIRPERSON DOHERTY: Aye.

19 Motion carries, application is approved.

20 Thank you very much.

21 Agenda Item No. 8, Discussion of the updated  
22 Historic Resources Survey process. So this -- for  
23 this month, I have invited a representative from  
24 Preservation Studios to come and talk to us about  
25 the application. They declined to come to an

1 in-person meeting, or to send a representative.  
2 So -- and the person who wrote the survey actually  
3 lives in Colorado now.

4 So what they offered to do -- what Derek  
5 King, the President of Preservation Studios  
6 offered to do was to answer any questions we want  
7 to send him. So if any of the HPC members have  
8 questions on the survey, can you please send them  
9 to me by this coming Tuesday? Then I'll compile  
10 them and send them to Mr. King to answer. If any  
11 members of the public have questions on the  
12 survey, would they please submit them to Amanda  
13 Aurichio by Tuesday? She will forward them to me  
14 and I will include them with our questions. And  
15 when I hear back from Mr. King, I'll report on  
16 what he has to say.

17 Agenda Item 9, Motion to accept and approve  
18 the minutes of the March 18, 2021 meeting. Do I  
19 have a second?

20 MEMBER MEI: Second.

21 CHAIRPERSON DOHERTY: All in favor?

22 MEMBER BORRELLI: Aye.

23 MEMBER MC MAHON: Aye.

24 MEMBER MEI: Aye.

25 CHAIRPERSON DOHERTY: Aye.



