



**Parks, Recreation,  
and Historic Preservation**

**ANDREW M. CUOMO**  
Governor

**ERIK KULLESEID**  
Commissioner

September 23, 2019

Mr. Steven Kafka  
Village of East Hills  
209 Harbor Hill Road  
Village of East Hills, NY 11576

Re: DEC  
Proposed Four-Lot Subdivision  
2A Melby Lane, Village of East Hills, NY 11576  
19PR05322

Dear Mr. Kafka:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources.

We note that the John W. and Gwen R. Mackay (aka Happy House) at 2A Melby Lane is eligible for listing in the State and National Registers of Historic Places. The house is significant for its association with John William Mackay III and as a representative example of residential Tudor Revival Architecture designed by John Cross.

Since the building is historic, we have reviewed the alternatives described in the submission. We note that demolition of an historic building is, by definition, an Adverse Impact. If alternative A-1 is chosen, we should be able to make a determination of No Adverse Impact since this alternative retains the historic residence.

At this point, we request re-evaluation of alternatives that would retain the historic residential building. If we can agree that there are no prudent and feasible alternatives we would enter into a formal Letter of Resolution (LOR) which would document the alternatives considered and identify proper mitigation measures to be incorporated into the work.

Please submit the requested information via our Cultural Resource Information System (CRIS) at [www.nysparks.com/shpo/online-tools/](http://www.nysparks.com/shpo/online-tools/). To submit, log into CRIS as a guest, choose "submit" at the very top of the menu, and then choose "submit new information for an existing project" You will need this project number and your email address. If you have any questions, I can be reached at 518-268-2181.

Sincerely,

Beth A. Cumming  
Senior Historic Site Restoration Coordinator  
e-mail: [beth.cumming@parks.ny.gov](mailto:beth.cumming@parks.ny.gov)

via e-mail only

cc: C. Vandrei – DEC, C. OFarrell – Nelson Pope

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**Division for Historic Preservation**

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