

1 STATE OF NEW YORK
2 VILLAGE OF GREENPORT

2 ----- X

3 HISTORIC PRESERVATION COMMISSION
4 REGULAR MEETING

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February 10, 2014
5:00 P.M.

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13 BEFORE:

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15 FRANK UELLEDAHL - CHAIRMAN

16 ROSELLE BORRELLI - MEMBER (Excused)

17 LUCY CLARK - MEMBER

18 DENNIS MCMAHON - MEMBER

19 CAROLINE WALOSKI - MEMBER

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1 CHAIRMAN ULLEND AHL: I am going to get
2 started with the Historic Preservation
3 Meeting. It is now February 10, 2014. We
4 had a one week postponement because of a
5 snow storm. It is 5:12. There are two
6 items on the agenda, and we are waiting for
7 Matt Ritter who is the contractor on 449
8 Main Street, which is Item No. 1. So we
9 will see if he comes. So I guess we should
10 discuss Item No. 2. Discussion and
11 possible motion on an application submitted
12 by Carlos and Patricia DeJesus, owners of
13 the residence located in the Historic
14 District at 754 Main Street. The
15 applicants would like to replace all
16 windows at the rear of the facade of their

17 home with vinyl replacement units (4
18 double-hung's, 1 awning, 2 casements).
19 SCTM# 1001-2-3-6. The Building Inspector,
20 Eileen Wingate told me the homeowners could
21 not be here tonight. They could have been
22 there last week. She submitted some photos
23 of the rear of the facade of the house, and
24 I visited the site this afternoon, and took
25 a lot of photos. They do have -- there are

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1 many different types of windows. There are
2 double-hung's. I couldn't really tell if
3 the first and second double-hung windows
4 are casements. They may be casements, but
5 I really cannot tell exactly are to be
6 replaced. There is also in the front some
7 kind of porch. There are four windows that
8 were boarded up, and I cannot really tell
9 from the application whether those windows
10 will be replaced as well. They are
11 planning to replace the rear windows with
12 vinyl windows. I do not know this company.

13 It's called Power Remodeling Group. I was
14 online this afternoon to see if I could get
15 some details about measurements, frames,
16 but there was nothing on the website that
17 would give me any more information. But I
18 would like to open up the discussion on
19 this project. We have been approving
20 windows in the Historic District that are
21 not wood windows, but some of the windows
22 that were approved were made out of
23 composite material. The Reese building was
24 one. I do not know about this company, so
25 that is why I would like to open up the

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1 discussion on this project.

2 MEMBER WALOSKI: It's kind of
3 important for us to know the extent of the
4 replacement. If they're planning on
5 restoring those porch windows also. This
6 is not a complete application.

7 CHAIRMAN ULLENDAHL: It's

8 unfortunately not a complete application.
9 They did not submit any photos. They did
10 not submit a floor plan that would tell us
11 exactly which windows are affected here. I
12 also have a question, is it only rear
13 facing windows because there is also
14 windows on the sides, that are visible from
15 the street, and I do not know based on the
16 count of the windows that they submitted
17 here, if some of those windows were to be
18 included in this case.

19 MEMBER MCMAHON: My opinion is, they
20 are on the back of the house and not facing
21 the street. Since we have approved vinyl
22 windows before, I have no problem. I do
23 agree, that if they do extend this program
24 to the side of the house they should give
25 us more information. So based on that

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1 decision, to do only the back of the house,
2 then I would approve. If they go to the
3 side of the house, then they should

4 probably give us a sample of the window.

5 CHAIRMAN ULLEND AHL: Another question
6 is, as you can see from the photos from the
7 Building Inspector, those existing windows
8 have six over six double-hung's. The
9 applicant's propose no grills at all facing
10 the back of the house. This is something
11 that we feel should be concerned about or
12 do we maybe mention or ask them to have
13 grills on them? Again, this is also facing
14 the back, which has a long facade facing
15 the rear yard. So we may have to actually
16 take a walk and take a look.

17 MEMBER MCMAHON: These grills look
18 like they are faked in anyway.

19 CHAIRMAN ULLEND AHL: No, not as far as
20 I could tell. There was a lot of snow and
21 ice.

22 MEMBER MCMAHON: If they are going to
23 stick to the back of the house then I
24 really don't have a problem with it. You
25 can see that they were a hodge-podge

1 windows. There is nothing here that is
2 preserved or preservable.

3 CHAIRMAN ULLENDAHL: You know, if you
4 walk into the rear yard, you feel, like,
5 "God, you have to clean this up." It's not
6 a beautiful site. There are a lot of
7 changes. Some of those windows are
8 preexisting. Some of them have been
9 replaced. I would just like to know if they
10 are going to include the porch windows or
11 not, or maybe can you?

12 MEMBER MCMAHON: No.

13 MEMBER WALOSKI: I have a question.
14 Who's facing the back? What property is
15 going to look at this?

16 CHAIRMAN ULLENDAHL: This property is
17 facing east. There is nothing really back
18 there.

19 MEMBER WALOSKI: So it's not going to
20 impact anyone's view?

21 CHAIRMAN ULLENDAHL: Correct.

22 MEMBER WALOSKI: It will have an
23 impact, if you have a house that is really
24 cared for and following all the codes and
25 restrictions and then you get somebody that

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1 just puts in whatever.

2 CHAIRMAN ULLENDAHL: I did not see
3 that. As a matter of fact, I think if they
4 are willing to spend the money on
5 replacement windows and the windows on the
6 back would be an improvement on the
7 property.

8 MEMBER WALOSKI: Maybe we should table
9 it until we take a look at it and inspect
10 it and find out what is happening?

11 CHAIRMAN ULLENDAHL: Well, yes, this
12 is one way of going forward. There is also
13 the possibility that we can approve it
14 based upon what we are going to put in our
15 motion.

16 MEMBER MCMAHON: These would be an
17 improvement as well.

13 CHAIRMAN ULLENDAHL: Well, it's a
14 porch. I just don't know why they're
15 boarded up. I can see that we can see that
16 we can make a motion of what they're asking
17 for. We may want to ask them to be more
18 specific on which ones are to be replaced
19 and which ones are not. And also exclude
20 any windows on this side, north and south
21 and the front.

22 MEMBER MCMAHON: That's fine.

23 MEMBER WALOSKI: Does that work for
24 everybody?

25 MEMBER CLARK: Yes.

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1 MEMBER WALOSKI: Okay. I would agree
2 of passing this as long -- because you said
3 --

4 CHAIRMAN ULLENDAHL: Make a motion
5 then.

6 MEMBER WALOSKI: I make a motion that
7 we pass replacing the windows proposed on
8 the back of the property at 754 Main

9 Street, but only the back. Not the sides
10 or the front.

11 CHAIRMAN ULLENDAHL: And continuing
12 the motion, we would like more
13 clarifications on which windows will be
14 replaced or are there any windows that --

15 MEMBER CLARK: Will remain as is.

16 CHAIRMAN ULLENDAHL: Will remain as
17 is.

18 MEMBER MCMAHON: I will second that.

19 CHAIRMAN ULLENDAHL: All in favor?

20 MEMBER CLARK: Aye.

21 MEMBER MCMAHON: Aye.

22 MEMBER WALOSKI: Aye.

23 CHAIRMAN ULLENDAHL: Aye.

24 All in favor.

25 Okay. Matt Ritter is here. So we are

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1 moving onto Item No. 1, continued
2 discussion and possible motion on an
3 application submitted by Mathew Ritter on

4 behalf of Bennett Brokow (449 Main Holding,
5 LLC), the owner of the commercial property
6 located in the Historic District at 449
7 Main Street. The owner will present
8 samples for the front porch railings.
9 SCTM# 1001-4-7-18.

10 Okay, Matt, how are you doing?

11 MR. RITTER: I'm doing good. How are
12 you? Good to see you.

13 CHAIRMAN ULLENDAHL: So before you get
14 started, this is a project that we reviewed
15 last month, and some details had been
16 approved. The owner was there.

17 MR. RITTER: Yes, he was.

18 CHAIRMAN ULLENDAHL: This is a
19 beautiful historic structure on Main
20 Street. Everybody has seen the paint job
21 on the front elevation. And I have printed
22 out a photo of the historic map that the
23 owner has seen probably or not.

24 MEMBER MCMAHON: Have you seen that
25 map?

1 MR. RITTER: I have not seen that map.
2 I have seen some details but unfortunately
3 have been lost. I have seen some details
4 of the trim on the south side, but only one
5 side. After this application, I was going
6 to actually ask for the Board's
7 recommendation if there is any grants or
8 any funding, to restore the gable trim.
9 Mr. Brokow is highly interested in
10 restoring this. He's a very generous man.
11 This will be a copious amount of work and
12 money, and I would like to know if the
13 Village could assist?

14 MEMBER MCMAHON: There used to be a
15 program. Mr. Abatelli knew more about
16 that. We don't handle that.

17 CHAIRMAN ULLENDAHL: We don't have the
18 funds. You can go to the Village and ask
19 Mr. Abatelli about it. But tonight, Matt
20 Ritter, we are here to discuss those items,
21 the gable or --

22 MR. RITTER: It was something that I

23 wanted to ask about.

24 CHAIRMAN ULLENDAHL: Okay. So we're
25 only talking about the railing?

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1 MR. RITTER: Yes.

2 CHAIRMAN ULLENDAHL: So what is the
3 owner planning to do as far as the porch
4 railings?

5 MR. RITTER: This is my design here.
6 Going to paint it white obviously. This
7 design replicates the window trim. Comes
8 down just like this in the middle.

9 CHAIRMAN ULLENDAHL: So we have a
10 pre-base in front and this central element
11 will be one --

12 MR. RITTER: Yes, per bay.

13 CHAIRMAN ULLENDAHL: And on both
14 sides?

15 MR. RITTER: Correct. And the stairs.

16 CHAIRMAN ULLENDAHL: Stairs going
17 down. Okay. Now, what is the height of

18 this?

19 MR. RITTER: 36.

20 CHAIRMAN ULLENDAHL: I don't think you
21 actually have to make it 36" in height
22 because the historic building had very low
23 railing. I was talking to the Building
24 Inspector and she would grandfather this
25 in. I would like to know from you what the

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1 distance is from the top of the porch to
2 the -- not really our concern, but the
3 Building Department's concern. Is it more
4 than 30" from the top of the porch to the
5 grade? As per building code, you don't
6 need a 36" rail if you are closer to the
7 grade. We would like to get as closely to
8 the original, as far as the height is
9 concerned. This may be 20-21" high.

10 MR. RITTER: I see the original. Very
11 nice. I had not seen this before.

12 CHAIRMAN ULLENDAHL: Matt, so what it
13 was before, this is a little bit out of

14 proportion. This is not the historical
15 look of a porch. These homes, like mine
16 and Dennis' home, our railings are a little
17 bit lower to the ground. We would like you
18 to keep that in mind. I personally think
19 that it should be lowered.

20 MR. RITTER: So do I. Obviously there
21 is a cap that comes on the columns for
22 detail. That is where this railing stops,
23 at that cap.

24 CHAIRMAN ULLEND AHL: This is an
25 indication that the railing would be a

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1 couple of inches lower. Question is, can
2 you shorten this?

3 MR. RITTER: Sure.

4 MEMBER WALOSKI: How would this look
5 if shortened?

6 MEMBER MCMAHON: You can take the
7 centers out. The square ones are easier.
8 The decorative ones become shorter.

9 MR. RITTER: It's a great idea. I
10 would love to do it.

11 MEMBER MCMAHON: If you can get it
12 down to that height and squeeze it --

13 MR. RITTER: Okay. Done deal.

14 CHAIRMAN ULLENDAHL: We are talking
15 about historical railings. So I feel, as
16 we discuss it now, we have to bring it down
17 so that it works with the columns.

18 MR. RITTER: It would look very nice.

19 CHAIRMAN ULLENDAHL: So this design
20 will be a departure of the historical
21 design but let's discuss this?

22 MEMBER MCMAHON: They have the same
23 sort of details on my windows. The fact
24 that you drag that same sort of elements to
25 the windows, that is what you want to do.

1 I think too many of those, it's too busy.
2 The fact that he made it lighter, it's --

3 CHAIRMAN ULLENDAHL: Could we have
4 basically the distance of the two styles,

5 of the spindles, could we move the frame
6 closer?

7 MEMBER MCMAHON: You are looking at
8 the space in the center?

9 CHAIRMAN ULLEND AHL: Yes. I don't
10 care so much about the bottom. We are now
11 looking at the entire place. So we have
12 like six or seven spindles on the right
13 hand side.

14 MEMBER WALOSKI: To me it doesn't
15 matter.

16 MEMBER MCMAHON: Those are all equal
17 spaces. I agree.

18 CHAIRMAN ULLEND AHL: I feel that this
19 should be the same in space. I don't care
20 so much about this -- I mean, that is my
21 opinion. You may want to widen this
22 another half an inch, I don't know. As
23 long as the voids are basically the same,
24 then it would flow together.

25 MR. RITTER: Okay. Interesting. I

1 will just re-proportion these setbacks.

2 CHAIRMAN ULLENDAHL: This gets a
3 little bit closer. You can widen this a
4 little more.

5 MEMBER MCMAHON: The cadence always
6 changes. Matt's giving us a sample here.

7 CHAIRMAN ULLENDAHL: That is my
8 opinion.

9 MR. RITTER: Okay. You have a valid
10 point.

11 CHAIRMAN ULLENDAHL: I would have
12 approved the spindles continuously but I
13 kind of like it.

14 All right.

15 MR. RITTER: I wish I had seen these
16 pictures prior.

17 CHAIRMAN ULLENDAHL: These pictures
18 are available at Village Hall to the
19 public.

20 Okay. So may I have a motion.

21 MEMBER MCMAHON: I will make a motion
22 to approve the sample railing. Matt's

23 going to shorten it and make it a little
24 more appropriate of what is there, and
25 adjust the spacing and try and shorten it.

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1 MR. RITTER: Do you need me to bring
2 another sample?

3 MEMBER MCMAHON: No, we are approving
4 it.

5 MEMBER CLARK: I second it.

6 CHAIRMAN ULLENDAHL: All in favor?

7 MEMBER CLARK: Aye.

8 MEMBER MCMAHON: Aye.

9 MEMBER WALOSKI: Aye.

10 CHAIRMAN ULLENDAHL: Aye.

11 Are you planning to come back next
12 month to discuss other details?

13 MR. RITTER: I didn't plan to.

14 CHAIRMAN ULLENDAHL: I don't need to
15 see another sample. I would rather take a
16 look at it in the field.

17 MEMBER WALOSKI: Yeah, we can stop by,
18 an not hold you up.

19 CHAIRMAN ULLEENDAHL: Matt, thank you
20 very much for your presentation.

21 So moving right on. Item No. 3,
22 motion to approve the minutes of December
23 2, 2013.

24 MEMBER WALOSKI: I make a motion to
25 approve the minutes of December 2, 2013.

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1 MEMBER CLARK: I second.

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3 CHAIRMAN ULLEENDAHL: All in favor.

4 MEMBER CLARK: Aye.

5 MEMBER MCMAHON: Aye.

6 MEMBER WALOSKI: Aye.

7 CHAIRMAN ULLEENDAHL: Aye.

8 Motion to accept the minutes of last
9 month, January 6, 2014.

10 MEMBER CLARK: I will make a motion to
11 accept them. I actually have corrections.
12 Do you want to do it next month?

13 CHAIRMAN ULLEENDAHL: No, I think we

14 can do it now and we can approve it. You
15 have some comments?

16 MEMBER CLARK: Yes.

17 CHAIRMAN ULLENDAHL: Please. Go
18 ahead.

19 MEMBER CLARK: Page 31, Line 12. It
20 states that it's Mr. Brokow but it's
21 actually Mr. Van Eiff from the Baptist
22 Church. And also Line 17, the same thing.
23 Also Page 32, Line 3 and Line 9. For some
24 reason, Mr. Brokow's name got into where
25 Van Eiff should have been.

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1 CHAIRMAN ULLENDAHL: That's important.
2 So basically replacing the name Brokow with
3 Van Eiff. Thank you for that, Lucy.

4 MEMBER CLARK: You're welcome.

5 CHAIRMAN ULLENDAHL: Item No. 5,
6 motion to schedule the next HPC Meeting for
7 March 3, 2014.

8 MEMBER CLARK: I will be here. I make
9 a motion to schedule the next HPC Meeting

10 for March 3, 2014. Is everyone available?

11 CHAIRMAN ULLENDAHL: I am not. I am
12 in Germany. Would you like to Chair the
13 meeting?

14 MEMBER CLARK: I would love to Chair
15 the meeting.

16 CHAIRMAN ULLENDAHL: So then I will
17 appoint Lucy to Chair the meeting next
18 month. Thank you very much.

19 Motion to adjourn. It is now 5:46.

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22 (Whereupon, the meeting concluded.)

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

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I, Jessica DiLallo, a Notary Public for and

5 within the State of New York, do hereby certify:

6 THAT, the witness(es) whose testimony is
7 herein before set forth, was duly sworn by me, and

8 THAT the within transcript is a true record of
9 the testimony given by said witness(es).

10 I further certify that I am not related either
11 by blood or marriage to any of the parties to
12 this action; and that I am in no way interested
13 in the outcome of this matter.

14 IN WITNESS WHEREOF, I have hereunto set my
15 hand this day, February 24, 2014.

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18 _____

19 (Jessica DiLallo)

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