STATE OF NEW YORK  
VILLAGE OF GREENPORT  
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HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING  
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June 3, 2013  
5:00 P.M.  

BEFORE:  

FRANK UELLENDAHL - CHAIRMAN  
ROSELLA BORELLI - MEMBER  
LUCY CLARK - MEMBER  
DENNIS MCMAHON - MEMBER  
CAROLINE WALOSKI - MEMBER  

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CHAIRMAN UELLENDahl: It's 5:05.

Welcome to our June 3, 2013 Regular Meeting for the Historic Preservation Commission. We have three items on the agenda. We have just learned that one of them, which is Item No. 1, is going to be tabled. The owner needs some more time. So he will be back next month. Then we can go right ahead to Item No. 2.

Discussion and possible motion on a sign application submitted by ONE LOVE BEACH, INC. The tenant of the commercial property located in the Historic District at 211 Main Street. SCTM# 1001-4-10-20.1.

I have seen the sign, but you have copies in front of you. It's a round
circular sign, and you know where the
property is?

MEMBER WALOSKI: Yes.

CHAIRMAN UELLENDahl: Is this going to
be a different store?

MS. WINGATE: It's Amy's Gallery.

MEMBER WALOSKI: It's where Amy's
Gallery was. Yes.

CHAIRMAN UELLENDahl: Right. I think

there is an overhanging sign above the
sidewalk; right?

MS. WINGATE: There is an overhanging
sign, which was approved by the Planning, as
long as you guys sign off on it. And there
is a bulletin in the front window as well.

MR. DOWLING: Right exactly where the
previous sign was.

CHAIRMAN UELLENDahl: Are you here to
represent One Love?

MR. DOWLING: Yes.

MS. WINGATE: This is Chris.
CHAIRMAN UELLENDahl: Come in to the hot seat. So please state your name for the minutes?

MR. DOWLING: My name is Chris Dowling.

CHAIRMAN UELLENDahl: So this is going to be your One Love store?

MR. DOWLING: Yes.

CHAIRMAN UELLENDahl: I didn't want to make fun of it. I like it. What makes you want to call it One Love Beach? What is it going to be?

MR. DOWLING: It's going to be a beach store. Paddle boards, accessories. Beach stuff. Flip-flops. Kind of the stuff that you would expect to see at a seaside store.

CHAIRMAN UELLENDahl: Exactly what we need?

MR. DOWLING: Yes. Exactly.

CHAIRMAN UELLENDahl: All right.
Chris, so this is a relatively straightforward application. You have selected your logo, which is what we're looking at?

MR. DOWLING: Yes.

CHAIRMAN UELLENDahl: Tell us a little bit about the sign itself, material?

MR. DOWLING: It's a round wood sign with our decal on it. It fits under the description of a 2 square foot.

MS. WINGATE: Talk about the one more in the window because that falls into their jurisdiction, as well.

MR. DOWLING: The one you see on the window --

CHAIRMAN UELLENDahl: So it's two things. The hanging sign, which is above the sidewalk?

MR. DOWLING: Right.

CHAIRMAN UELLENDahl: And then you have one -- the signage --
MR. DOWLING: On th fascia.

CHAIRMAN UELLENDAHL: Okay. All right.

MR. DOWLING: I am going to use the bracket that Amy has her sign in as well.

CHAIRMAN UELLENDAHL: So you are using the existing bracket?

MR. DOWLING: Yes.

MEMBER WALOSKI: And the sign fits in the regulations?

MR. DOWLING: Yes.

CHAIRMAN UELLENDAHL: One Love Beach would go up against this portion of the fascia board?

MR. DOWLING: Yes.

CHAIRMAN UELLENDAHL: All right. Any discussion? Any questions?

MEMBER WALOSKI: It's handsome.

CHAIRMAN UELLENDAHL: It's different.

There are no other problems as far as the Building Department is concerned, Eileen?

MS. WINGATE: All good.
MEMBER BORELLI: I like the colors. Very beach-like.

CHAIRMAN UELLENDahl: If there is no other discussion on this, may I have a motion?

MEMBER WALOSKI: I make a motion that we accept the plans and sign application for One Love Beach, Incorporated, SCTM# 1001-4-10-20.1, 211 Main Street.

MEMBER MCMAHON: Second.

CHAIRMAN UELLENDahl: All right. All in favor?

MEMBER BORELLI: Aye.

MEMBER CLARK: Aye.

MEMBER MCMAHON: Aye.

MEMBER WALOSKI: Aye.

CHAIRMAN UELLENDahl: Aye.

All in favor. Chris, you're good to go.

So moving onto Item No. 3, discussion and possible motion on an application
submitted by John Costello, owner of the residential property located in the Historic District at 102 Broad Street. He is planning a second floor addition above his 3-car garage to be used as an artist studio. SCTM# 1001-2-5-29.

Welcome back, John. You were just here and we approved your foundation. And I didn't expect you back so soon. Nice to see you.

MR. COSTELLO: First of all, the garage and the roof is certainly not historic. All the grooves and the pictures of the houses in the area speak for it. It was suggested for me to look into it. It would cost me more money to do repairs and it would be ongoing and ongoing. This is what we came up with. It's a little bit of a concern, but whatever we do, I rather do it right.

CHAIRMAN UELLENDAHL: Well, we would love for you to do it right. So Eileen gave
me a set of drawings. Of course you're aware that you have to go through a ZBA. I think there was at least two. There was an area variance. You are very, very close to the property line. One foot.

MR. COSTELLO: You will see that it's being moved to avoid one of the variances.

CHAIRMAN UELLENDahl: You're moving the foundation. Where does it show that? I mean, I have a survey and the survey -- it doesn't show on the survey.

MR. COSTELLO: It was 3.6. Moving it to the 5 foot.

CHAIRMAN UELLENDahl: So you are basically one foot away from the property line. This is not my concern but more of the ZBA's concern, but you're adding to the back of the garage and taking this up 4 feet.

MR. COSTELLO: The side setback is moved to the 5 foot, that is one. If we had
to --

CHAIRMAN UELLENDALH: Looking at the situation, I would rather not see it. So I actually like the idea and we will have to see what the ZBA allows you to do.

MR. COSTELLO: I feel the same as you.

CHAIRMAN UELLENDALH: I mean, I like that idea. I mean, I don't know your neighbors on the other side.

MR. COSTELLO: We have had the discussions with the neighbors and they would be happy to do that.

CHAIRMAN UELLENDALH: Okay. Now, we haven't had a chance to really look at the plans because we just got them. So why don't you just tell us a little bit --

MR. COSTELLO: Well, what we're trying to do is just get the peaks like almost every house in the neighborhood, and I tried to incorporate it. There are so many dormers on the existing house, it is historic. That is
why I put the dormers in the front in keeping
with the rest of the house. We did the roof
the same as the next door neighbors roof and
our roof, and most roof's in the
neighborhood.

MEMBER BORELLI: You know, I said at
the last meeting, I didn't think that you
would take me seriously and come back in two
weeks.

MR. COSTELLO: Well, I didn't think
that I was going to be back this soon.

MEMBER BORELLI: Can I make one
suggestion? Not to be taken seriously, of
course. You can't do the same little round
ting on what is going on in the front three
dormers?

MR. COSTELLO: If I could fit it in. I
would love to do that.

MEMBER BORELLI: If it could fit.

CHAIRMAN UELLENDahl: Roselle, say that
again?

MEMBER BORELLI: Just to put that little arch on the doggy dormers that --

MR. COSTELLO: I would love to.

MEMBER BORELLI: It would be beautiful.

MR. COSTELLO: Love that look.

CHAIRMAN UELLENDahl: John, you have to understand -- the drawings are not very detailed. You have given us some wonderful photos. It is my impression that you would like to borrow the details of the roof and duplicate them. It's not really shown. We don't have that many details here. I think we all love for you to follow the design details from the house. It would be wonderful. Do you think that we would get any as you progress with the drawings more detailed --

MR. COSTELLO: Absolutely. I don't know what is involved but I would certainly --

CHAIRMAN UELLENDahl: As far as the
size of the dormers are concerned, it looks
to me, are you actually planning onto
holding onto the exact similar --

MR. COSTELLO: No. I don't want to
because of the width of it, I would not. I
would want to keep it small to the
proportion of the structure itself. You
know, it's not going to be this massive
structure of a house.

MEMBER BORELLI: Can you just do the
archway?

MR. COSTELLO: I can do the archway.

MEMBER BORELLI: And the scalloping?

And forget the dental?

MR. COSTELLO: I am going to forget
something.

CHAIRMAN UELLENDAL: You are proposing
5 feet? Personally, I would like to see it a
little bit more dominant. But then again, if
you add all those beautiful details, it would
work.

MR. COSTELLO: If I could afford it.
MEMBER WALOSKI: This house is a
different scale. I don't think that the same
sizes are necessary.

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CHAIRMAN UELLENDAL: No, I am just
tossing this into the --

MR. COSTELLO: The fact of the matter
is, even though I could afford it, I don't
know -- I only own 50% of this. My partner
in this house is an artist. They're all
multimillionaires as you know.

CHAIRMAN UELLENDAL: She would be
occupying this space upstairs as an artist
studio; correct?

MR. COSTELLO: Yes. She is renting
from me at the boatyard now. What she would
rather do is to be able to have this
property, long-term. So she could do her
payments better. She took the rent that she
is paying me and put it into this loft, and
she is going to be able to -- be more smart
business. I told her originally that I would not even invest in a property if she is looking to buy something -- you know, reasonably priced. I told her if that she could find something that was multi-family, that I would invest in it.

MEMBER WALOSKI: So this is going to be a residence and a studio?

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CHAIRMAN UELLENDahl: No, I don't think so.

MR. COSTELLO: She lives there.

MS. WINGATE: No. She lives in the house.

CHAIRMAN UELLENDahl: We're only talking about the second floor addition. There is no kitchen.

MEMBER WALOSKI: I just wanted to be clear.

CHAIRMAN UELLENDahl: There is no bathroom?

MR. COSTELLO: No.
CHAIRMAN UELLENDALH: So we can make a preliminary decision on based on what you told us. Make a motion to approve the design of the dormers, but we don't have jurisdiction about the height.

MR. COSTELLO: Right.

CHAIRMAN UELLENDALH: So that has to be decided. Are there any other questions for John, as far as details, the design, the size? Anything that you see here?

MEMBER MCMAHON: No.

CHAIRMAN UELLENDALH: So then may I have a motion?

MEMBER MCMAHON: I would like to make a motion to approve the renovation project at 102 Broad Street.

CHAIRMAN UELLENDALH: With the addition -- May I continue with the motion?

With the addition that you will show us, through the course of the design process and
the details, we would like to see somewhat
detailing the trim work, dormers, windows,
would like the material and all of this. I
have to assume that you're going to use the
same materials that are shown on the main
property house. So we would like to see
something of that before she issues a
building permit.

MR. COSTELLO: Okay. Thank you very
much.

MEMBER WALOSKI: I second the motion.

CHAIRMAN UELLENDAHL: All in favor?

MEMBER BORELLI: Aye.

MEMBER CLARK: Aye.

MEMBER MCMAHON: Aye.

MEMBER WALOSKI: Aye.

CHAIRMAN UELLENDAHL: Aye.

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All in favor. Thank you very much.

So Item No. 4, Motion to approve the
Minutes of the April 1, 2013 meeting.

MEMBER WALOSKI: I make a motion to
approve the minutes of April 1, 2013 meeting.

CHAIRMAN UELLENDHAHL: I second.

All in favor?

MEMBER BORELLI: Aye.

MEMBER CLARK: Aye.

MEMBER MCMAHON: Aye.

MEMBER WALOSKI: Aye.

CHAIRMAN UELLENDHAHL: Aye.

Motion to accept the Minutes of the May 6, 2013, which is last month's meeting.

MEMBER CLARK: I make a motion to accept the Minutes of the May 6, 2013 meeting.

CHAIRMAN UELLENDHAHL: Second.

All in favor?

MEMBER BORELLI: Aye.

MEMBER CLARK: Aye.

MEMBER MCMAHON: Aye.

MEMBER WALOSKI: Aye.

CHAIRMAN UELLENDHAHL: Aye.

Motion to schedule the next HPC meeting June 3, 2013 Regular Meeting
for July 1, 2013. Are you all going to be in town and available?

MEMBER WALOSKI: I am.

MEMBER CLARK: Yes.

CHAIRMAN UELLENDahl: I second this.

All in favor?

MEMBER BORELLI: Aye.

MEMBER CLARK: Aye.

MEMBER MCMAHON: Aye.

MEMBER WALOSKI: Aye.

CHAIRMAN UELLENDahl: Aye.

Motion to adjourn. It is now 5:25.

(Whereupon, the meeting concluded.)
CERTIFICATION

I, Jessica DiLallo, a Notary Public for and within the State of New York, do hereby certify:

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

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

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

IN WITNESS WHEREOF, I have hereunto set my hand this day, June 18, 2013.