

1 STATE OF NEW YORK
2 VILLAGE OF GREENPORT

2 ----- X

3 HISTORIC PRESERVATION COMMISSION
4 REGULAR MEETING

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June 3, 2013
5:00 P.M.

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13 BEFORE:

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15 FRANK UELLENDahl - CHAIRMAN

16 ROSELLE BORELLI - MEMBER

17 LUCY CLARK - MEMBER

18 DENNIS MCMAHON - MEMBER

19 CAROLINE WALOSKI - MEMBER

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1 CHAIRMAN UELLEDAHL: It's 5:05.
2 Welcome to our June 3, 2013 Regular Meeting
3 for the Historic Preservation Commission. We
4 have three items on the agenda. We have just
5 learned that one of them, which is Item
6 No. 1, is going to be tabled. The owner
7 needs some more time. So he will be back
8 next month. Then we can go right ahead to
9 Item No. 2.

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

15 I have seen the sign, but you have
16 copies in front of you. It's a round

17 circular sign, and you know where the
18 property is?

19 MEMBER WALOSKI: Yes.

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

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

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

25 CHAIRMAN UELLENDahl: Right. I think

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1 there is an overhanging sign above the
2 sidewalk; right?

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

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

9 CHAIRMAN UELLENDahl: Are you here to
10 represent One Love?

11 MR. DOWLING: Yes.

12 MS. WINGATE: This is Chris.

13 CHAIRMAN UELLENDahl: Come in to the
14 hot seat. So please state your name for the
15 minutes?

16 MR. DOWLING: My name is Chris Dowling.

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

19 MR. DOWLING: Yes.

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

24 MR. DOWLING: It's going to be a beach
25 store. Paddle boards, accessories. Beach

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1 stuff. Flip-flops. Kind of the stuff
2 that you would expect to see at a seaside
3 store.

4 CHAIRMAN UELLENDahl: Exactly what we
5 need?

6 MR. DOWLING: Yes. Exactly.

7 CHAIRMAN UELLENDahl: All right.

8 Chris, so this is a relatively
9 straightforward application. You have
10 selected your logo, which is what we're
11 looking at?

12 MR. DOWLING: Yes.

13 CHAIRMAN UELLEND AHL: Tell us a little
14 bit about the sign itself, material?

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

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

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

23 CHAIRMAN UELLEND AHL: So it's two
24 things. The hanging sign, which is above the
25 sidewalk?

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1 MR. DOWLING: Right.

2 CHAIRMAN UELLEND AHL: And then you have
3 one -- the signage --

4 MR. DOWLING: On th fascia.

5 CHAIRMAN UELLENDahl: Okay. All right.

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

8 CHAIRMAN UELLENDahl: So you are using
9 the existing bracket?

10 MR. DOWLING: Yes.

11 MEMBER WALOSKI: And the sign fits in
12 the regulations?

13 MR. DOWLING: Yes.

14 CHAIRMAN UELLENDahl: One Love Beach
15 would go up against this portion of the
16 fascia board?

17 MR. DOWLING: Yes.

18 CHAIRMAN UELLENDahl: All right. Any
19 discussion? Any questions?

20 MEMBER WALOSKI: It's handsome.

21 CHAIRMAN UELLENDahl: It's different.
22 There are no other problems as far as
23 the Building Department is concerned,
24 Eileen?

25 MS. WINGATE: All good.

1 MEMBER BORELLI: I like the colors.
2 Very beach-like.

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

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

10 MEMBER MCMAHON: Second.

11 CHAIRMAN UELLENDahl: All right.
12 All in favor?

13 MEMBER BORELLI: Aye.

14 MEMBER CLARK: Aye.

15 MEMBER MCMAHON: Aye.

16 MEMBER WALOSKI: Aye.

17 CHAIRMAN UELLENDahl: Aye.

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

20 So moving onto Item No. 3, discussion
21 and possible motion on an application

22 submitted by John Costello, owner of the
23 residential property located in the Historic
24 District at 102 Broad Street. He is planning
25 a second floor addition above his 3-car

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1 garage to be used as an artist studio.

2 SCTM# 1001-2-5-29.

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

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

16 CHAIRMAN UELLEDAHL: Well, we would
17 love for you to do it right. So Eileen gave

18 me a set of drawings. Of course you're aware
19 that you have to go through a ZBA. I think
20 there was at least two. There was an area
21 variance. You are very, very close to the
22 property line. One foot.

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

25 CHAIRMAN UELLEDAHL: You're moving the

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1 foundation. Where does it show that? I
2 mean, I have a survey and the survey -- it
3 doesn't show on the survey.

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

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

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

13 to --

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

18 MR. COSTELLO: I feel the same as you.

19 CHAIRMAN UELLENDahl: I mean, I like
20 that idea. I mean, I don't know your
21 neighbors on the other side.

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

25 CHAIRMAN UELLENDahl: Okay. Now, we

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1 haven't had a chance to really look at the
2 plans because we just got them. So why don't
3 you just tell us a little bit --

4 MR. COSTELLO: Well, what we're trying
5 to do is just get the peaks like almost every
6 house in the neighborhood, and I tried to
7 incorporate it. There are so many dormers on
8 the existing house, it is historic. That is

4 again?

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

7 MR. COSTELLO: I would love to.

8 MEMBER BORELLI: It would be beautiful.

9 MR. COSTELLO: Love that look.

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

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

25 CHAIRMAN UELLENDahl: As far as the

1 size of the dormers are concerned, it looks
2 to me, are you actually planning onto
3 holding onto the exact similar --

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

10 MEMBER BORELLI: Can you just do the
11 archway?

12 MR. COSTELLO: I can do the archway.

13 MEMBER BORELLI: And the scalloping?
14 And forget the dental?

15 MR. COSTELLO: I am going to forget
16 something.

17 CHAIRMAN UELLENDahl: You are proposing
18 5 feet? Personally, I would like to see it a
19 little bit more dominant. But then again, if
20 you add all those beautiful details, it would
21 work.

22 MR. COSTELLO: If I could afford it.

23 MEMBER WALOSKI: This house is a
24 different scale. I don't think that the same
25 sizes are necessary.

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1 CHAIRMAN UELLEDAHL: No, I am just
2 tossing this into the --

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

8 CHAIRMAN UELLEDAHL: She would be
9 occupying this space upstairs as an artist
10 studio; correct?

11 MR. COSTELLO: Yes. She is renting
12 from me at the boatyard now. What she would
13 rather do is to be able to have this
14 property, long-term. So she could do her
15 payments better. She took the rent that she
16 is paying me and put it into this loft, and
17 she is going to be able to -- be more smart

18 business. I told her originally that I would
19 not even invest in a property if she is
20 looking to buy something -- you know,
21 reasonably priced. I told her if that she
22 could find something that was multi-family,
23 that I would invest in it.

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

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

3 MR. COSTELLO: She lives there.

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

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

9 MEMBER WALOSKI: I just wanted to be
10 clear.

11 CHAIRMAN UELLENDahl: There is no
12 bathroom?

13 MR. COSTELLO: No.

14 CHAIRMAN UELLENDahl: So we can make a
15 preliminary decision on based on what you
16 told us. Make a motion to approve the design
17 of the dormers, but we don't have
18 jurisdiction about the height.

19 MR. COSTELLO: Right.

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

24 MEMBER MCMAHON: No.

25 CHAIRMAN UELLENDahl: So then may I

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1 have a motion?

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

5 CHAIRMAN UELLENDahl: With the
6 addition -- May I continue with the motion?
7 With the addition that you will show us,
8 through the course of the design process and

9 the details, we would like to see somewhat
10 detailing the trim work, dormers, windows,
11 would like the material and all of this. I
12 have to assume that you're going to use the
13 same materials that are shown on the main
14 property house. So we would like to see
15 something of that before she issues a
16 building permit.

17 MR. COSTELLO: Okay. Thank you very
18 much.

19 MEMBER WALOSKI: I second the motion.

20 CHAIRMAN UELLENDahl: All in favor?

21 MEMBER BORELLI: Aye.

22 MEMBER CLARK: Aye.

23 MEMBER MCMAHON: Aye.

24 MEMBER WALOSKI: Aye.

25 CHAIRMAN UELLENDahl: Aye.

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1 All in favor. Thank you very much.

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

4 MEMBER WALOSKI: I make a motion to

5 approve the minutes of April 1, 2013 meeting.

6 CHAIRMAN UELLENDahl: I second.

7 All in favor?

8 MEMBER BORELLI: Aye.

9 MEMBER CLARK: Aye.

10 MEMBER MCMAHON: Aye.

11 MEMBER WALOSKI: Aye.

12 CHAIRMAN UELLENDahl: Aye.

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

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

18 CHAIRMAN UELLENDahl: Second.

19 All in favor?

20 MEMBER BORELLI: Aye.

21 MEMBER CLARK: Aye.

22 MEMBER MCMAHON: Aye.

23 MEMBER WALOSKI: Aye.

24 CHAIRMAN UELLENDahl: Aye.

25 Motion to schedule the next HPC meeting

1 for July 1, 2013. Are you all going to be in
2 town and available?

3 MEMBER WALOSKI: I am.

4 MEMBER CLARK: Yes.

5 CHAIRMAN UELLENDahl: I second this.

6 All in favor?

7 MEMBER BORELLI: Aye.

8 MEMBER CLARK: Aye.

9 MEMBER MCMAHON: Aye.

10 MEMBER WALOSKI: Aye.

11 CHAIRMAN UELLENDahl: Aye.

12 Motion to adjourn. It is now 5:25.

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14 (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
within the State of New York, do hereby certify:

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

8

9

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

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11

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.

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

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(Jessica DiLallo)

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