STATE OF NEW YORK  
VILLAGE OF GREENPORT  
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HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING  
------------------------------------------ X

October 7, 2013  
5:00 P.M.

BEFORE:

FRANK UELLENDAHL - CHAIRMAN  
LUCY CLARK - MEMBER  
DENNIS MCMAHON - MEMBER  
CAROLINE WALOSKI - MEMBER (EXCUSED)  
ROSELLE BORRELLI - MEMBER (EXCUSED)  
DAVID ABATELLI - VILLAGE ADMINISTRATOR
CHAIRMAN UELLENDAHL: It is 5:02. I am opening the regular meeting of the Historic Preservation Commission. Today is October 7, 2013 and we have four items on the agenda to discuss. Let's get started on Item #1. Continued discussion and possible motion on an application submitted by Julia Moran and James Betz, the owners of the residential property located in the Historic District at 809 Main Street. They wish to have paint samples approved for the exterior of their residence. They also wish to remove the glass doors of their currently enclosed porch and restore the porch railings. SCT# 1001-2-1-26. Gary Loveless is here tonight. He represents
the owners.

MR. LOVELESS: Yes.

CHAIRMAN UELLENDAHL: It's continued and a possible motion because there was a couple of questions that were at last months meeting. Since nobody wasn't here -- I have to say that Caroline is not here, and Roselle is also not here. So we do have a quorum.

So Dennis actually stepped in and explained to us the historic structure. He explained to the Board, the porch was original and must have been enclosed at some point.

MR. LOVELESS: Yeah. The glass was there. This was taken apart.

MEMBER MCMAHON: It's also hard to see, the porch has siding. It was always an exterior porch.

CHAIRMAN UELLENDAHL: This is from June 27, 1921. To Harriot Brown. It's a
postcard. This was the actual postcard.

This is the house; right?

MR. LOVELESS: Yes.

CHAIRMAN UELLENDahl: They had an open porch and that is what you're planning to restore. Listen, we have no problems with what you're doing. I was in that house at one point, a few years ago. I was basically sitting in an enclosed porch. So I know the porch is open and the windows have to be removed. What about the railings?

MR. LOVELESS: Yeah, the railings are still up in the air. Just to show you, this is the enclosed porch and this is the part that is open. You see this column here and this column, there was another column here. That is what it used to look like. There was another column here and here. It went all around.
MEMBER MCMAHON: Yes.

MR. LOVELESS: This is like the front door detail. Want to make it a bit more like this. They're trying to keep it very original. And I don't know if I should show you this or not but I will.

CHAIRMAN UELLENDAL: Who's the artist?

MR. LOVELESS: Greg Tutil (phonetic). This is a rendering with no railings and the steps all the way around.

MEMBER MCMAHON: It's already done.

CHAIRMAN UELLENDAL: I happen to think, it's more like 21 inches. It's a nice look for these homes. What is the consideration for the railings?

MR. LOVELESS: There were railings.

MEMBER MCMAHON: So he's saying there will be continuous wrap around steps instead of the railings. It's all good. Either way they go, I think you're doing a
great job with the house.

CHAIRMAN UELLENDahl: But there will be railings here on the side?

MR. LOVELESS: Yes. This is their wish list.

CHAIRMAN UELLENDahl: Okay. You seem to be fine?

MEMBER MCMAHON: I am fine with everything.

CHAIRMAN UELLENDahl: Okay. Caroline had a question about something, an accent. I know we approved the basic color scheme of the two light blue colors and there was a sunburst that was an accent color that was supposed to be gold. Something like that.

MR. LOVELESS: The sunburst is yellowish. At one pint, we had a red in there. It's blue now.

MEMBER MCMAHON: It's blue and it matches the trim.

CHAIRMAN UELLENDahl: So there's no
gold in there?

MEMBER MCMAHON: It's yellow. The trim is the blue.

CHAIRMAN UELLENDAL: So is it painted already?

MEMBER MCMAHON: Yes.

MR. LOVELESS: Yes. Basic colors were there.

CHAIRMAN UELLENDAL: So what's the construction status? You're making progress?

MR. LOVELESS: Yes. It's time and money. I have done everything I can to preserve the house. They need to get the finances before they do everything that they would love to do.

CHAIRMAN UELLENDAL: Well, I think this is basically what we needed. I am ready to make a motion for approval of the porch design as presented and the accent color of the yellowish-gold.
MEMBER MCMAHON: I will second that motion.

CHAIRMAN UELLENDahl: All in favor?

MEMBER CLARK: Aye.

MEMBER MCMAHON: Aye.

CHAIRMAN UELLENDahl: Aye.

So you're good to go, to continue. So we will skip Item #2 for the time being. We will move right onto to Item #3. Discussion and possible motion on an application submitted by James Bunchuek, the owner of the residential property located in the Historic District at 829 Main Street. He wishes to demolish the detached garage because of advanced deterioration. No garage replacement is proposed. SCTM# 1001-2-1-23. Are you James?

MR. BUNCHUEK: I guess. I am the only one here.

CHAIRMAN UELLENDahl: How are you
MR. BUNCHUEK: I was just got done dropping my daughter off at the bus for the field hockey game.

MEMBER MCMAHON: You just want to take it down? That's it?

MR. BUNCHUEK: Okay. The whole reason for this, I wouldn't remove it, for myself. The house is for sale. It's been in contract since July. The buyers have gotten -- their engineering report came threw. Everything is ready to go. When the lender came on to appraise, this was a condition that the lender placed on it. It's a three page set of conditions. Everything has been met. And at the very bottom of the last page, it says, upon verification that the detached garage is removed. So that kind of threw us. It's deteriorated but not on the verge of
collapse. The leverage that is being used is -- it's just -- if that's what they want to do.

CHAIRMAN UELLENDASHL: Is there a chance that the garage might stay?

MR. BUNCHUEK: There is a chance that it might stay if this deal for some reason still doesn't go through. There is a couple of minor issues still going on, that's on their side. We're not going to force anybody, but if the house is not sold, the garage will stay. We did ask them to go to another lender, but that would mean starting from scratch again and all the approvals and everything. So this is, you know, right now, what is the only thing standing in the way. We want to proceed and set a closing date.

CHAIRMAN UELLENDASHL: Of course this is not the only garage in the Village that needs a lot of work. I happen to like.
It's a sorry looking thing but it has some charm to it. It does need a lot of work.

MR. BUNCHUEK: We owned the house since 1990, and for the first ten years, I tried to do what I could to maintain it. I painted it. The repaired the roof, which has now begun to sag. It's not secure from the elements. The critters get inside of it. I use it now for storage and winter type items. I don't even put the car in there anymore. There is really not even a foundation on -- it's cement. It was originally built as a carriage house.

MEMBER MCMAHON: Is this something that we should even be discussing? Isn't this Building Department issue?

MR. ABATELLI: He would have to get permission for any demolition. You guys
decide the permission. He still has to
get a building permit to demolish it. We
can hold it.

CHAIRMAN UELLENDahl: I mean, I am
much more hopeful after your presentation
that the garage might be saved.

MEMBER CLARK: He is not hoping for
that Frank.

MR. BUNCHUEK: No.

MEMBER McMAHON: It's not that
significant. It shouldn't be any concern
of ours. I have one myself and I am not
that much attached to it, and the first
chance I get, I will be asking to do
something that is more appropriate.

MR. BUNCHUEK: It would need to be
rebuilt to make it more functional. It's
on the property line.

MEMBER McMAHON: Once you take that
down, you will never get the setbacks.

MR. BUNCHUEK: Right.

MEMBER McMAHON: That is not our
department either. It has nothing to do
with us.

MR. BUNCHUEK: It's a quarter acre.
So it's not really big.

MEMBER MCMAHON: So I make a motion
to approve the demolition of the garage.

MEMBER CLARK: I second.

CHAIRMAN UELLENDAH: All in favor?

MEMBER CLARK: Aye.

MEMBER MCMAHON: Aye.

CHAIRMAN UELLENDAH: Aye.

Item #4, Discussion and possible
motion on an application submitted by Tom
Korakis, the owner of the residential
property located in the Historic District
at 160 Bay Avenue. The owner wishes to
replace the existing vinyl siding of the
entire house and detached garage with
natural cedar shake shingles and install
Versatex trim around windows. SCTM#
1001-5-8-13. Pete?

MR. KORAKIS: Yes. Can I just defer
23 to Colin?

24 CHAIRMAN UELLENDHAHL: Yes.

25 MR. RATSEN: My name is Colin Ratsey.

12 Ratsey Construction.

1 CHAIRMAN UELLENDHAHL: Welcome, Colin.

2 We have a lot of paperwork on this job.

3 But I was really surprised and happy when

4 this application was presented to me and my

5 Board members. Where the owners are

6 willing to take down the vinyl siding and

7 put up something really nice.

8 MR. RATSEN: The owners have asked

9 me to take down the vinyl siding. I did

10 the house next door --

12 CHAIRMAN UELLENDHAHL: Yes.

13 MR. RATSEN: If they sign my

14 proposal, I will remove all the vinyl

15 siding. I will trim out all the windows

16 with Versatex and put a sill on it like I

17 did Edleson's.
CHAIRMAN UELLENDahl: You submitted something --

MR. RATSEN: Yes. That is another job. That is the way the windows will be trimmed out. They also have a garage on the property, and I explained to the owner that he would maybe only have to do two sides of the garage and really leave the other sides. But he wants to do the right thing. So he is asking to do all four sides of the garage. So the only thing that we're asking to leave is the soffit itself. The siding will go up to the freeze board. The freeze board will be all brand new and around the entire house. But the soffit itself will stay. It's like an aluminum clad. And the crown moulding is covered by aluminum. In the proposal it has all new gutters. So all of that is covered. It will look really nice.

CHAIRMAN UELLENDahl: Yes, I know.
When you look at the soffit and you put it
the cedar shake, it's wonderful, you think
that Pete and his dad will be happy to look
at the soffit?

MR. RATSEN: That is what they want
to do now because the house is just too
expensive. The house looks like a small
house but it's --

CHAIRMAN UELLENDahl: It's big. It
goes on and on and on.

MR. RATSEN: There is a lot of
cut-outs and a lot of money to put cedar

shakes on the house. We're perfectionist.

MEMBER McMAHON: If they're willing
to go this far, I have -- I was not here
for the original, but I know the house. I
think the soffit is the least of our
worries.

MR. RATSEN: The reason why he
doesn't want to do the soffit's now is
because there might be decorative pieces
underneath the soffit.

CHAIRMAN UELLENDHAHL: There will be.

MR. RATSEN: If he takes it away now,
it will be as much as the siding. So in
good faith with the Town, he would like to
do the garage and decorate the house. Make
the house look nice but he would like the
Town to give him a single occupancy CO's
for doing that work.

CHAIRMAN UELLENDHAHL: That is
something that we don't have a say on, the
CO's. We're just looking at the siding.

MR. RATSEN: The problem is, he
doesn't want to put the siding on the house
until he's granted a CO for the house.
When he did construction on the house, I am
assuming it was his father, didn't pay mind
to the siding and put the vinyl up and the
job was stopped. He is willing to spend
the $60,000.00 or whatever it is to fix his
house and take the siding he put on as a
punishment but he would like to get a
single family CO. Then I will talk to
Eileen and see if he can get a two family
occupancy CO for the work that he is
willing to do.

CHAIRMAN UELLENDahl: Is this a
single family house now?

MR. RATSEN: It's a mother-daughter
but it's in the single family run.

MEMBER MCMAHON: These are the steps
that you needed to take in the first place.
This is it. You come to us. We approve it
and then you move along to the Building
Department. Then you meet with Eileen. I
will make a motion to approve as proposed
here for this property at this time.

MR. ABATELLI: I think what the
problem is, there was an issue with the CO
until they received HPC approval. I am not
sure -- I am a little concerned about is,
they're looking for approval --

MR. RATSEN: No. As soon as the

house is done --

MEMBER CLARK: That is preventing him

from getting a CO?

MR. RATSEN: Correct.

MEMBER CLARK: Will this right that?

MR. ABATELLI: Yes. If the Board

approves the work, then they would get a

CO.

MR. RATSEN: So then the only thing

that we will do later, is apply for a

two-family, which I don't think we will

have a problem.

CHAIRMAN UELLENDahl: Right. Then

that goes to the Building Department or the

Zoning Board. Is there a possibility that

you might have a second or third stage

about removing the vinyl on top? I happen

to agree with Dennis, that I am also happy

that you are doing this. It's good

decision.
MR. RATSEN: In good faith, he has asked me to take some of it off and take a look. He wanted to remove it, we just decided at this present time, it was too much to remove it.

CHAIRMAN UELLENDahl: So you may want to do this at a later time?

MR. RATSEN: Sure.

MR. KORAKIS: I see this as Phase I. We have other smaller projects, including the fence that we discussed that has to taken place. Landscaping. We just want to take it one step at a time. We just want to make sure things go smoothly with you folks and with the Town, and then we will continue to proceed with Phase II and Phase III. The house needs some upgrades.

CHAIRMAN UELLENDahl: Okay. So are there any other questions? Lucy?

MEMBER CLARK: No.

CHAIRMAN UELLENDahl: Dennis?
MEMBER MCCAHON: No.

CHAIRMAN UELLENDAHL: Do you want to make a motion?

MEMBER MCCAHON: I will make a motion to proceed with the work that is proposed for this application.

MEMBER CLARK: I second.

CHAIRMAN UELLENDAHL: All in favor?

MEMBER CLARK: Aye.

MEMBER MCCAHON: Aye.

CHAIRMAN UELLENDAHL: Aye.

Let's go back to Item #2. Discussion and possible motion on an application submitted by Ginger Ludacer, the owner of the commercial property located in the Historic District at 430 Main Street. She wishes to replace existing concrete stoop and replace with new concrete stoop to replicate existing. SCTM# 1001-4-7-26.

So we all know the building. It's
beautiful. There are cracks in the stoop.

We are just looking at your photos. If you
don't mind, please have a seat. I just
read what this is all about. We did
receive a letter from Ginger.

MR. GORMAN: Right.

CHAIRMAN UELLENDahl: The steps are
crumbling and are a danger to everyone
coming and going. We have tried patching
up cracks in the past, but that hasn't
work. We intend to remove all cement and
re-pour entire stoop and steps exactly

in-kind. The columns have been repaired
and will be replaced exactly as they were.
The flat roof in the front of the building
will be repaired to prevent further water
damage. We would like to replace existing
railing with an iron type railing --

MR. GORMAN: That is correct.

CHAIRMAN UELLENDahl: See photos.

MR. GORMAN: Yes. The photos are
there.

CHAIRMAN UELLENDHAHL: The new
handrail will be the same size as the
existing one. Okay. So sir, what is your
name?

MR. GORMAN: I am Bill Gorman.

CHAIRMAN UELLENDHAHL: So Bill, you're
going to do this job?

MR. GORMAN: Yes, sir.

CHAIRMAN UELLENDHAHL: I think this
falls under maintenance work and it needs
to be done for the safety of the public.
Are there requests or would you like to
expand on this? It was clearly stated in
Ginger's letter.

MR. GORMAN: I am just here.

CHAIRMAN UELLENDHAHL: We love to see
someone and we can talk to someone.
Whenever there is a question, we like to
see answered as opposed to tabling it.
MR. GORMAN: Okay.

CHAIRMAN UELLENDAHL: So the columns, are they wood columns?

MR. GORMAN: Yes.

CHAIRMAN UELLENDAHL: Were they rotted?

MR. GORMAN: Surprisingly not. A couple of the caps broke in half. Some were in the concrete and we just needed to replace them.

CHAIRMAN UELLENDAHL: Right. And this is the handrail that will be replaced?

MR. GORMAN: That is the one that will be replaced.

CHAIRMAN UELLENDAHL: And the concrete, basically concrete color? It will not be painted?

MR. GORMAN: No. Grey color.

CHAIRMAN UELLENDAHL: Okay. If there are no other questions or comments from the Board, I will make a motion to approve
Ginger's application as presented by Bill Gorman.

MEMBER MCMAHON: Second.

CHAIRMAN UELLENDALH: All in favor?

MEMBER CLARK: Aye.

MEMBER MCMAHON: Aye.

CHAIRMAN UELLENDALH: Aye.

Item #5, I will make a motion to approve the minutes of August 5, 2013 meeting. Did you read it?

MEMBER CLARK: I have revisions.

Page 22, 16 and 17. Where it has me saying, "can we not take care of the gentleman that is sitting here?" It should have been, "can we take care of the gentleman that is sitting here." Do you remember Betz --

CHAIRMAN UELLENDALH: Yes. I see. So this is sort of a formality. Okay.

Thank you for that.

MEMBER CLARK: I am reading them.

It's fine. I think that is all I have.

CHAIRMAN UELLENDALH: So I will
repeat my motion to approve the minutes of August 5th meeting with the corrections by Lucy Clark.

MEMBER CLARK: I second.

CHAIRMAN UELLENDahl: All in favor?

MEMBER CLARK: Aye.

MEMBER MCMAHON: Aye.

CHAIRMAN UELLENDahl: Aye.

Item #6, motion to accept the minutes of the September 9, 2013 meeting. I will make that motion.

MEMBER CLARK: Second.

CHAIRMAN UELLENDahl: All in favor?

MEMBER CLARK: Aye.

MEMBER MCMAHON: Aye.

CHAIRMAN UELLENDahl: Aye.

Motion to schedule the next HPC meeting for November 4, 2013. I looked on my calendar. There is nothing on it yet.

MEMBER CLARK: I will be here.
CHAIRMAN UELLENDahl: Motion to
adjourn. It's now 5:38.

(Whereupon, the meeting concluded.)
IN WITNESS WHEREOF, I have hereunto set my hand this day, October 29, 2013.

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(Jessica DiLallo)

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