

1 STATE OF NEW YORK
2 VILLAGE OF GREENPORT

2 ----- X

3 HISTORIC PRESERVATION COMMISSION
4 REGULAR MEETING

4 ----- X

5

6

7

8

9 October 7, 2013
10 5:00 P.M.

10

11

12

13 BEFORE:

14

15 FRANK UELLEDAHL - CHAIRMAN

16 LUCY CLARK - MEMBER

17 DENNIS MCMAHON - MEMBER

18 CAROLINE WALOSKI - MEMBER (EXCUSED)

19 ROSELLE BORRELLI - MEMBER (EXCUSED)

20

21 DAVID ABATELLI - VILLAGE ADMINISTRATOR

22
23
24
25

2

1 CHAIRMAN UELLEDAHL: It is 5:02. I
2 am opening the regular meeting of the
3 Historic Preservation Commission. Today is
4 October 7, 2013 and we have four items on
5 the agenda to discuss. Let's get started
6 on Item #1. Continued discussion and
7 possible motion on an application submitted
8 by Julia Moran and James Betz, the owners
9 of the residential property located in the
10 Historic District at 809 Main Street. They
11 wish to have paint samples approved for the
12 exterior of their residence. They also
13 wish to remove the glass doors of their
14 currently enclosed porch and restore the
15 porch railings. SCTM# 1001-2-1-26. Gary
16 Loveless is here tonight. He represents

17 the owners.

18 MR. LOVELESS: Yes.

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

3

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

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

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

11 CHAIRMAN UELLENDahl: This is from
12 June 27, 1921. To Harriot Brown. It's a

13 postcard. This was the actual postcard.

14 This is the house; right?

15 MR. LOVELESS: Yes.

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

25 MR. LOVELESS: Yeah, the railings are

4

1 still up in the air. Just to show you,
2 this is the enclosed porch and this is the
3 part that is open. You see this column
4 here and this column, there was another
5 column here. That is what it used to look
6 like. There was another column here and
7 here. It went all around.

8 MEMBER MCMAHON: Yes.

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

14 CHAIRMAN UELLENDahl: Who's the
15 artist?

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

19 MEMBER MCMAHON: It's already done.

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

24 MR. LOVELESS: There were railings.

25 MEMBER MCMAHON: So he's saying there

5

1 will be continuous wrap around steps
2 instead of the railings. It's all good.
3 Either way they go, I think you're doing a

4 great job with the house.

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

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

9 CHAIRMAN UELLENDahl: Okay. You seem
10 to be fine?

11 MEMBER MCMAHON: I am fine with
12 everything.

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

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

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

25 CHAIRMAN UELLENDahl: So there's no

1 gold in there?

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

4 CHAIRMAN UELLEND AHL: So is it
5 painted already?

6 MEMBER MCMAHON: Yes.

7 MR. LOVELESS: Yes. Basic colors
8 were there.

9 CHAIRMAN UELLEND AHL: So what's the
10 construction status? You're making
11 progress?

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

17 CHAIRMAN UELLEND AHL: Well, I think
18 this is basically what we needed. I am
19 ready to make a motion for approval of the
20 porch design as presented and the accent
21 color of the yellowish-gold.

22 MEMBER MCMAHON: I will second that
23 motion.

24 CHAIRMAN UELLENDahl: All in favor?

25 MEMBER CLARK: Aye.

7

1 MEMBER MCMAHON: Aye.

2 CHAIRMAN UELLENDahl: Aye.

3 So you're good to go, to continue.

4 So we will skip Item #2 for the time
5 being. We will move right onto to Item #3.
6 Discussion and possible motion on an
7 application submitted by James Bunchuek,
8 the owner of the residential property
9 located in the Historic District at 829
10 Main Street. He wishes to demolish the
11 detached garage because of advanced
12 deterioration. No garage replacement is
13 proposed. SCTM# 1001-2-1-23. Are you
14 James?

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

17 CHAIRMAN UELLENDahl: How are you

18 doing?

19 MR. BUNCHUEK: I was just got done
20 dropping my daughter off at the bus for the
21 field hockey game.

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

24 MR. BUNCHUEK: Okay. The whole
25 reason for this, I wouldn't remove it, for

8

1 myself. The house is for sale. It's been
2 in contract since July. The buyers have
3 gotten -- their engineering report came
4 threw. Everything is ready to go. When
5 the lender came on to appraise, this was a
6 condition that the lender placed on it.
7 It's a three page set of conditions.
8 Everything has been met. And at the very
9 bottom of the last page, it says, upon
10 verification that the detached garage is
11 removed. So that kind of threw us. It's
12 deteriorated but not on the verge of

13 collapse. The leverage that is being used
14 is -- it's just -- if that's what they want
15 to do.

16 CHAIRMAN UELLENDahl: Is there a
17 chance that the garage might stay?

18 MR. BUNCHUEK: There is a chance that
19 it might stay if this deal for some reason
20 still doesn't go through. There is a
21 couple of minor issues still going on,
22 that's on their side. We're not going to
23 force anybody, but if the house is not
24 sold, the garage will stay. We did ask
25 them to go to another lender, but that

9

1 would mean starting from scratch again and
2 all the approvals and everything. So this
3 is, you know, right now, what is the only
4 thing standing in the way. We want to
5 proceed and set a closing date.

6 CHAIRMAN UELLENDahl: Of course this
7 is not the only garage in the Village that
8 needs a lot of work. I happen to like.

9 It's a sorry looking thing but it has
10 some charm to it. It does need a lot of
11 work.

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

24 MEMBER MCMAHON: Is this something
25 that we should even be discussing? Isn't

10

1 this Building Department issue?

2 MR. ABATELLI: He would have to get
3 permission for any demolition. You guys

4 decide the permission. He still has to
5 get a building permit to demolish it. We
6 can hold it.

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

10 MEMBER CLARK: He is not hoping for
11 that Frank.

12 MR. BUNCHUEK: No.

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

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

22 MEMBER MCMAHON: Once you take that
23 down, you will never get the setbacks.

24 MR. BUNCHUEK: Right.

25 MEMBER MCMAHON: That is not our

1 department either. It has nothing to do
2 with us.

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

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

7 MEMBER CLARK: I second.

8 CHAIRMAN UELLENDahl: All in favor?

9 MEMBER CLARK: Aye.

10 MEMBER MCMAHON: Aye.

11 CHAIRMAN UELLENDahl: Aye.

12 Item #4, Discission and possible
13 motion on an application submitted by Tom
14 Korakis, the owner of the residential
15 property located in the Historic District
16 at 160 Bay Avenue. The owner wishes to
17 replace the existing vinyl siding of the
18 entire house and detached garage with
19 natural cedar shake shingles and install
20 Versatex trim around windows. SCTM#
21 1001-5-8-13. Pete?

22 MR. KORAKIS: Yes. Can I just defer

23 to Colin?

24 CHAIRMAN UELLENDahl: Yes.

25 MR. RATSEN: My name is Colin Ratsey.

12

1 Ratsey Construction.

2 CHAIRMAN UELLENDahl: Welcome, Colin.

3 We have a lot of paperwork on this job.

4 But I was really surprised and happy when

5 this application was presented to me and my

6 Board members. Where the owners are

7 willing to take down the vinyl siding and

8 put up something really nice.

9 MR. RATSEN: The owners have asked

10 me to take down the vinyl siding. I did

11 the house next door --

12 CHAIRMAN UELLENDahl: 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.

18 CHAIRMAN UELLENDahl: You submitted
19 something --

20 MR. RATSEN: Yes. That is another
21 job. That is the way the windows will be
22 trimmed out. They also have a garage on
23 the property, and I explained to the owner
24 that he would maybe only have to do two
25 sides of the garage and really leave the

13

1 other sides. But he wants to do the right
2 thing. So he is asking to do all four
3 sides of the garage. So the only thing
4 that we're asking to leave is the soffit
5 itself. The siding will go up to the
6 freeze board. The freeze board will be all
7 brand new and around the entire house. But
8 the soffit itself will stay. It's like an
9 aluminum clad. And the crown moulding is
10 covered by aluminum. In the proposal it
11 has all new gutters. So all of that is
12 covered. It will look really nice.

13 CHAIRMAN UELLENDahl: Yes, I know.

14 When you look at the soffit and you put it
15 the cedar shake, it's wonderful, you think
16 that Pete and his dad will be happy to look
17 at the soffit?

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

22 CHAIRMAN UELLEDAHL: It's big. It
23 goes on and on and on.

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

14

1 shakes on the house. We're perfectionist.

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

7 MR. RATSEN: The reason why he
8 doesn't want to do the soffit's now is

9 because there might be decorative pieces
10 underneath the soffit.

11 CHAIRMAN UELLEDAHL: There will be.

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

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

22 MR. RATSEN: The problem is, he
23 doesn't want to put the siding on the house
24 until he's granted a CO for the house.
25 When he did construction on the house, I am

15

1 assuming it was his father, didn't pay mind
2 to the siding and put the vinyl up and the
3 job was stopped. He is willing to spend
4 the \$60,000.00 or whatever it is to fix his

5 house and take the siding he put on as a
6 punishment but he would like to get a
7 single family CO. Then I will talk to
8 Eileen and see if he can get a two family
9 occupancy CO for the work that he is
10 willing to do.

11 CHAIRMAN UELLENDahl: Is this a
12 single family house now?

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

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

22 MR. ABATELLI: I think what the
23 problem is, there was an issue with the CO
24 until they received HPC approval. I am not
25 sure -- I am a little concerned about is,

1 they're looking for approval --

2 MR. RATSEN: No. As soon as the
3 house is done --

4 MEMBER CLARK: That is preventing him
5 from getting a CO?

6 MR. RATSEN: Correct.

7 MEMBER CLARK: Will this right that?

8 MR. ABATELLI: Yes. If the Board
9 approves the work, then they would get a
10 CO.

11 MR. RATSEN: So then the only thing
12 that we will do later, is apply for a
13 two-family, which I don't think we will
14 have a problem.

15 CHAIRMAN UELLENDahl: Right. Then
16 that goes to the Building Department or the
17 Zoning Board. Is there a possibility that
18 you might have a second or third stage
19 about removing the vinyl on top? I happen
20 to agree with Dennis, that I am also happy
21 that you are doing this. It's good
22 decision.

23 MR. RATSEN: In good faith, he has
24 asked me to take some of it off and take a
25 look. He wanted to remove it, we just

17

1 decided at this present time, it was too
2 much to remove it.

3 CHAIRMAN UELLEND AHL: So you may want
4 to do this at a later time?

5 MR. RATSEN: Sure.

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

15 CHAIRMAN UELLEND AHL: Okay. So are
16 there any other questions? Lucy?

17 MEMBER CLARK: No.

18 CHAIRMAN UELLEND AHL: Dennis?

19 MEMBER MCMAHON: No.

20 CHAIRMAN UELLENDahl: Do you want to
21 make a motion?

22 MEMBER MCMAHON: I will make a motion
23 to proceed with the work that is proposed
24 for this application.

25 MEMBER CLARK: I second.

18

1 CHAIRMAN UELLENDahl: All in favor?

2 MEMBER CLARK: Aye.

3 MEMBER MCMAHON: Aye.

4 CHAIRMAN UELLENDahl: Aye.

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

13 So we all know the building. It's

14 beautiful. There are cracks in the stoop.
15 We are just looking at your photos. If you
16 don't mind, please have a seat. I just
17 read what this is all about. We did
18 receive a letter from Ginger.

19 MR. GORMAN: Right.

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

19

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

7 MR. GORMAN: That is correct.

8 CHAIRMAN UELLENDahl: See photos.

9 MR. GORMAN: Yes. The photos are

10 there.

11 CHAIRMAN UELLENDahl: The new
12 handrail will be the same size as the
13 existing one. Okay. So sir, what is your
14 name?

15 MR. GORMAN: I am Bill Gorman.

16 CHAIRMAN UELLENDahl: So Bill, you're
17 going to do this job?

18 MR. GORMAN: Yes, sir.

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

25 MR. GORMAN: I am just here.

20

1 CHAIRMAN UELLENDahl: We love to see
2 someone and we can talk to someone.
3 Whenever there is a question, we like to
4 see answered as opposed to tabling it.

5 MR. GORMAN: Okay.

6 CHAIRMAN UELLEND AHL: So the columns,
7 are they wood columns?

8 MR. GORMAN: Yes.

9 CHAIRMAN UELLEND AHL: Were they
10 rotted?

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

15 CHAIRMAN UELLEND AHL: Right. And
16 this is the handrail that will be replaced?

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

19 CHAIRMAN UELLEND AHL: And the
20 concrete, basically concrete color? It
21 will not be painted?

22 MR. GORMAN: No. Grey color.

23 CHAIRMAN UELLEND AHL: Okay. If there
24 are no other questions or comments from the
25 Board, I will make a motion to approve

1 Ginger's application as presented by Bill
2 Gorman.

3 MEMBER MCMAHON: Second.

4 CHAIRMAN UELLENDahl: All in favor?

5 MEMBER CLARK: Aye.

6 MEMBER MCMAHON: Aye.

7 CHAIRMAN UELLENDahl: Aye.

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

11 MEMBER CLARK: I have revisions.
12 Page 22, 16 and 17. Where it has me
13 saying, "can we not take care of the
14 gentleman that is sitting here?" It should
15 have been, "can we take care of the
16 gentleman that is sitting here." Do you
17 remember Betz --

18 CHAIRMAN UELLENDahl: Yes. I see.
19 So this is sort of a formality. Okay.
20 Thank you for that.

21 MEMBER CLARK: I am reading them.
22 It's fine. I think that is all I have.

23 CHAIRMAN UELLENDahl: So I will

24 repeat my motion to approve the minutes of
25 August 5th meeting with the corrections by

22

1 Lucy Clark.

2 MEMBER CLARK: I second.

3 CHAIRMAN UELLENDahl: All in favor?

4 MEMBER CLARK: Aye.

5 MEMBER MCMAHON: Aye.

6 CHAIRMAN UELLENDahl: Aye.

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

10 MEMBER CLARK: Second.

11 CHAIRMAN UELLENDahl: All in favor?

12 MEMBER CLARK: Aye.

13 MEMBER MCMAHON: Aye.

14 CHAIRMAN UELLENDahl: Aye.

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

18 MEMBER CLARK: I will be here.

19 CHAIRMAN UELLENDahl: Motion to
20 adjourn. It's now 5:38.

21

22

23 (Whereupon, the meeting concluded.)

24

25

23

1

2

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

3

4

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

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

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

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

15 IN WITNESS WHEREOF, I have hereunto set my
16 hand this day, October 29, 2013.

17

18

19 _____

20 (Jessica DiLallo)

21

22 * * * *

23

24

25