

January 3, 2024

TUCKAHOE HISTORIC PRESERVATION COMMISSION

Village Hall – 6:30 p.m.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Present:	Jennie Steinhagen	Chairperson
	Peggy Belles	Member
	Greg Luisi	Member
	Samara Abrams	Member
	Ladislao Castellanos	Member

Also In Attendance:

Gary Gjertsen	Village Attorney
John Sullivan	

Chairperson Steinhagen announced the agenda as follows:

Item #1 – Approval of minutes from the October 25, 2023 meeting

Item #2 – Public hearing to consider the Certificate of Hardship application for 230 White Plains Road, aka “The Ward House” (continued)

Item #3 – Acknowledgement of local landmark nomination for 1 Generoso Pope Place and setting of public hearing to consider nomination

Item #1 **Approval of minutes from the October 25, 2023 meeting**

Chairperson Steinhagen requested a motion to approve the minutes from the October 25, 2023 meeting.

Member Luisi motioned to approve the minutes from the October 25, 2023 meeting.

Member Belles seconded the motion, which was carried unanimously with a vote of 5-0.

Item #2 Public hearing to consider the Certificate of Hardship application for 230 White Plains Road, aka “The Ward House” (continued)

Chairperson Steinhagen summarized the developments leading to the current public hearing and noted that the Commission had received additional documents from the applicant.

Chairperson Steinhagen acknowledged that some members of the Commission had visited 230 White Plains Road since the last Historic Preservation Commission meeting.

Chairperson Steinhagen invited the applicants to speak regarding the Certificate of Hardship for 230 White Plains Road.

Mr. Lefkowitz said that based on their analysis of the structure's current state, it would cost \$936,955 to repair the interior structural issues, an additional \$1,076,455 for exterior repairs, and \$311,000 for interior refinishing, making the total renovation costs \$2,324,410. Mr. Lefkowitz went on to say that it would cost \$882,755 to rebuild the structure, meaning renovation would cost the applicant an additional \$1,441,634.

Member Luisi asked the applicants what makes the price difference between rebuilding the structure and renovation so significant.

Mr. Campana responded, stating that all of the materials used under the renovation plan are of higher quality and to the extent possible will match the original materials used on the structure’s exterior. Additionally, the renovation plan requires more labor, which accounts for a large portion of the price difference.

Chairperson Steinhagen asked the applicants if they had received multiple estimates, giving the applicants a range of prices. Chairperson Steinhagen then said needs to decide how to define hardship in terms of return on investment.

Mr. Campana said their new estimate with lower quality materials brought the total cost of renovation down by approximately 10 percent.

Member Belles asked the applicants if the new renovation numbers are in the document the applicants recently submitted.

Mr. Lefkowitz said the new numbers are in the applicant's recent submission. Mr. Lefkowitz said the core of the issue is the labor costs of rebuilding versus renovation, with the applicant facing far higher labor costs under the renovation option.

Chairperson Steinhagen asked the applicants why the listing for the Ward House is not available online for people to see.

Mr. Lefkowitz responded to the Chairperson's question, stating that the Tuckahoe Historic Preservation Legislation does not require a listing or that the listing be available to the public. He went on to say that well over 1,000 real estate agents have already viewed the listing, and the applicant believed that listing the property on Zillow would have encouraged non-bona fide applicants to request tours and submit non-bona fide offers to drag out the process.

Member Abrams asked the applicants if apart from listing the property on Multiple Listing Service, there have been any other efforts to sell the property.

Mr. Lefkowitz responded to the Member's question, saying that they have made other efforts but none of these efforts has been successful enough to bring to the Commission.

Member Castellanos asked the applicants what they had done to remedy the structural deficiencies outlined in their engineering report.

Mr. Lefkowitz responded, saying that the building has been stabilized and many of the structural issues with the interior would affect the exterior and therefore require their own Certificate of Appropriateness.

Chairperson Steinhagen invited members of the public to speak regarding the Certificate of Hardship application for 230 White Plains Road.

Sal Provenzano spoke in opposition to the Certificate of Hardship application for 230 White Plains Road on behalf of the Friends of the Ward House Inc.

Bob Foise spoke in opposition to the Certificate of Hardship application for 230 White Plains Road.

Edward Powers spoke in opposition to the Certificate of Hardship application for 230 White Plains Road.

Maria Gorrilo spoke in opposition to the Certificate of Hardship application for 230 White Plains Road.

Elizabeth Leckie spoke in opposition to the Certificate of Hardship application for 230 White Plains Road.

Mary Ann Schafer spoke in opposition to the Certificate of Hardship application for 230 White Plains Road.

Peter McGovern explained his understanding of the definition of economic hardship, being whether the owner would suffer a loss on their investment.

Elaine Provenzano spoke in opposition to the Certificate of Hardship application for 230 White Plains Road.

Chairperson Steinhagen said the Commission would accept public submissions in the form of letters and emails until January 18th, 2024.

Chairperson Steinhagen requested a motion to close the public hearing to consider the Certificate of Hardship application for 230 White Plains Road.

Member Abrams motioned to close the public hearing to consider the Certificate of Hardship application for 230 White Plains Road.

Member Belles seconded the motion to close the public hearing to consider the Certificate of Hardship application for 230 White Plains Road and the motion was carried unanimously with a vote of 5-0.

Item #3 - Acknowledgement of local landmark nomination for 1 Generoso Pope Place and setting of public hearing to consider the nomination

Chairperson Steinhagen informed the public that the Tuckahoe Building Department has received a nomination to make 1 Generoso Pope Place a Tuckahoe Historic Landmark.

Chairperson Steinhagen requested a motion to set a public hearing for the landmark nomination of Generoso Pope Place at the Historic Preservation Commission's February meeting.

Member Abrams motioned to set a public hearing for the landmark nomination of Generoso Pope Place at the Historic Preservation Commission's February meeting.

Member Belles seconded the motion, which was carried unanimously with a vote of 5-0.

There being no further business before the Commission, upon motion duly made, seconded, and unanimously carried, the meeting was adjourned.