



They signed the Artspace lease

Jim Richards and Cheryl Frey of Patchogue sit on the steps of their new duplex unit in the Artspace building on Terry Street with their children Quinn and Connor as Patchogue Village Mayor Paul Pontieri welcomes them. The Richards-Frey family were the first tenants to sign an Artspace lease this week.

ADV/Leuzzi

First tenant signers for Artspace

Patchogue family gets their unit

By LINDA LEUZZI

Cheryl Frey originally hails from Cleveland. Jim Richards' native city is Chicago. But they found themselves eventually in Patchogue and wanted to stay. Frey is a visual artist who works in acrylics, color pencil and ink and is a freelance art educator. Richards is a senior brewer for Blue Point Brewery, right around the bend.

"We looked at a house," Richards said. "And we asked each other, do we really want to look outside Patchogue?"

They didn't. The Frey-Richards family, which includes Connor, 8, and Quinn, 4, put their names in the Artspace Lottery and went through the selection process. They are the first lease-signers for the building. Their unit, 203, is a duplex. March is their move in date.

On Wednesday, Tracy Todd Hunter, a Patchogue resident and jewelry maker whose grandmother owned the Trash and Treasure House Antique shop on West Avenue in Patchogue, was at Artspace scheduled to sign the lease as was Chris Hanson from Rocky Point, a figurative painter.

Will Law, chief operating officer of Artspace Projects, Inc., was on target with his October 2010 prediction. His hope for occupancy was mid-January through February 1. Despite the miserable winter weather, the Certificate of Occupancy came two weeks ago with the rental permit, the final legal document that said folks could move in, arriving last week said Glenn Gaag, the property manager for JMD/Einsidler Management Corp., which is managing the Artspace building.

The 1,100 square-foot gallery next to the lobby entrance was a blank canvas for now. But that would change soon.

The Long Island Advance got a tour this week. Unit 508 was a typical two-bedroom with a spectacular view that swept in the hills of the North Shore, the Congregational Church on Main Street and tree tops that stretched for miles. The view came to life via eight-foot tall floor-to-ceiling windows, 10-feet wide that stretched over four panels. For privacy, every unit has roll-down shades for all the windows enabling residents to still see out. Three sets of track lighting hung from the ceiling. Bedrooms all have views and closets. The kitchen, with white Formica kitchen cabinets spanned out near the entrance, has eight cabinets on top and six on the bottom. It was an open feel and the bedrooms, with closets, were around 10 by 12 feet; one faced north, one faced west. Each unit has a storage closet, large enough to fit a bicycle.

A laundry room is available on each floor with (save your quarters) ATM cards for the washer and dryer. There's also a slop sink.

The flooring was a diamond finish floor, a type of industrial, durable flooring. "A lot of residents leave it as is," pointed out Gaag. "Some paint, add carpet or a wood floor. They're told the apartment is a blank canvas."

The hallways for each floor feature a soft background of color; artists are encouraged to hang their art here as well. On the fifth floor it was a soft yellow; the

See ARTSPACE on page 14

Artspace moves in

ARTSPACE from page 1

second floor hallway had soft hues of blue. Besides elevator service, Gaag said there are four stairways, all with open window views.

Gaag said the shell of the building was completed before the winter. "We had the heat, hot water." About 100 contractors worked on it. Sixty solar panels on the roof will provide 10 percent of the common electricity.

The unit's features had its surprises. One bathroom had a bowed out shower curtain rod, there are shelves for soap. Some bedrooms had little nooks for sitting.

As for maintenance, Gaag said that's available Monday through Friday from 8 a.m. to 4 p.m. "A systems specialist who knows all the ventilation and heating systems will take over from 4 p.m. to 7 p.m.," Gaag said. "Then there is a number residents can call, North Shore Answering. I'm one of the people who will be on call."

Some more good news. C2 Fine Art Gallery was scheduled to move into Artspace's commercial space.

No specific number was available as tenants were still going through the approvals and selection process, said JMD/Einsidler Management Corp. Controller Janet Meyerson who was at Patchogue's Artspace on Wednesday. "We have a fair number approved," she added of the 45 units that were offered by lottery. "We're doing income qualification process today as well as leasing. We get calls every day for applications. In Buffalo, we have a waiting list of 500 people."

Artspace Project Manager; Director, International Consulting Shawn McLearn, who oversaw the project, was to put it mildly, ecstatic. "Days like this speak volumes about what happens when community leaders like Mayor Pontieri and the Village Trustees leverage additional partnerships around a vision for their citizens. We're incredibly proud to be a part of the Village and have learned a great deal from its spirit of community development.," he said. ■



Artspace view from unit 508

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Artspace second floor hallway

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Artspace fifth floor kitchen

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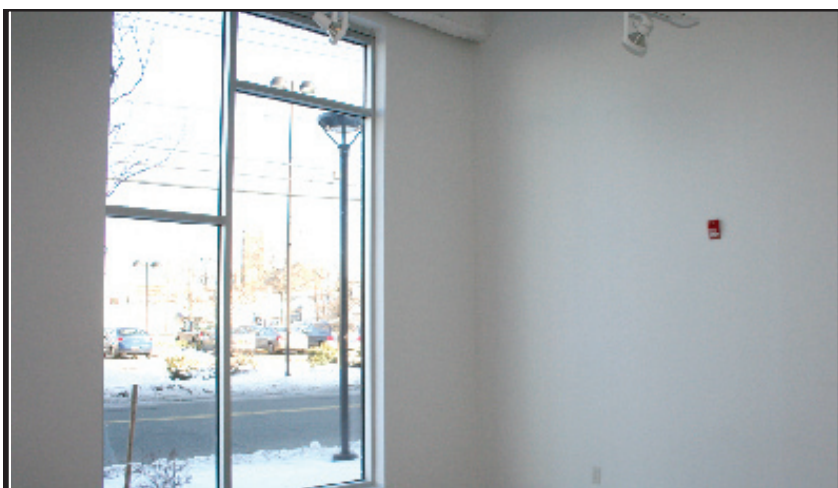
Artspace retail space for C2 Fine Art Gallery

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Paul Buraczenski, president of JMD/Einsidler Management Corp.

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Artspace first floor gallery

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Chris Hansen and Tracy Hunter, scheduled lease signees

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