

The regular meeting of the Historic Preservation and Architectural Review Board (HPARB) of the Village of Cooperstown was held in the Village Office Building, 22 Main Street, Cooperstown, New York on Tuesday, May 10, 2016. Members in attendance were Chair – Teresa Drerup, Liz Callahan, Roger MacMillan, Brian Alexander, David Sanford and alternate Mark Mershon. Also in attendance was ZEO – Sheila Serbay. 10 members of the public were present.

Ms. Drerup called the meeting to order at 4:35 PM. Public Hearing was opened.

Public Hearing: 14 Delaware St. (Serbay) demolition of garage.

Holly Hren of 85 Chestnut Steet questioned plans. Questions and answers continued between Ms. Hren and Ms. Serbay. Ms. Hren appeared to have reservations regarding the building of a new structure as opposed to the demolition of the existing one.

There being no further public comment, Ms. Drerup stated that she would leave the public hearing open while additional business was handled.

Regular agenda then began. Cases were not heard in order as scheduled due to applicants' requests, schedules, and presence at meeting.

Regular Agenda:

18 Delaware St. (Alexander) – Dry stack construction of bluestone retainer: 24” H x 18” W around 2 sides of existing patio.

Mr. Alexander recused himself, then explained his project.

Ms. Drerup stated that the proposed work would not be visible from a public way.

Mr. Sanford made motion to adopt the following resolution for a Certificate of Appropriateness:

Action by the Village of Cooperstown, Historic Preservation and Architectural Review Board

Resolution date: May 10, 2016

A resolution to approve the proposed installation of a dry stack construction of bluestone retainer: .24” H x 18” W around 2 sides of existing patio at 18 Delaware Street. Cooperstown, NY.

WHEREAS the Historic Preservation and Architectural Review Board has made the following findings of fact concerning the proposed application:

- *A public hearing is not required;*
- *The requirements of SEQRA have been met for this action;*
- *The structure is listed as contributing in the Glimmerglass Historic District Nomination Form;*
- *The proposed work will not alter the original features or structure and will not have a significant impact on visible features of the structure;*
- *The proposed work meets the criteria under Section 300-26.E. (2)(a), (2) (c), (3)(a), (3)(b), (3)(c), (3)(d),*

Section 300-26 of the Zoning Law having been met with regards to the proposed installation of dry stack construction of bluestone retainer: 24" H x 18" W around 2 sides of existing patio at 18 Delaware Street. Cooperstown, NY.

NOW THEREFORE BE IT RESOLVED, that we, the duly appointed members of the Historic Preservation and Architectural Review Board of the Village of Cooperstown do this 10th day of May, 2016, determine that the work at 18 Delaware Street, Cooperstown, NY meets the criteria for work within the Historic and Architectural Control Overlay District as set forth in the Zoning Law of the Village of Cooperstown

Dr. MacMillan seconded the motion and a vote had the following results:

AYES: Drerup, MacMillan, Callahan, Sanford Motion carried.

The board determined this action to be a minor alteration for reporting purposes.

Mr. Alexander returned to the board.

28 Lakeview Drive – (Khashaei & Booker) - windows & railings need board approval. Also updated plans are required.

Ms. Khashaei explained the changes that were made per plans- door, stone, window. She presented the Board members with new plans dated 5/4.

Plans were passed to Members for review.

A resolution to deny the proposed installed vinyl railings on porch at 2-4 Maple Street, Cooperstown, NY.

WHEREAS the Historic Preservation and Architectural Review Board has made the following findings of fact concerning the proposed application:

- *A public hearing is not required;*
- *The requirements of SEQRA have been met for this action;*
- *The structure is listed as contributing in the Glimmerglass Historic District Nomination Form;*
- *The proposed work will alter the original features or structure and will have a significant impact on visual features of the structure;*
- *The proposed work does not meet the criteria under Section 300-26.B (3)(a), (3)(c), (3)(d),*

Section 300-26 of the Zoning Law having not been met with regards to the proposed installed vinyl fence at 2-4 Maple Street, Cooperstown, NY.

NOW THEREFORE BE IT RESOLVED, that we, the duly appointed members of the Historic Preservation and Architectural Review Board of the Village of Cooperstown do this 10th day of May, 2016, determine that the work at 2-4 Maple Street, Cooperstown, NY does not meet the criteria for work within the Historic and Architectural Control Overlay District as set forth in the Zoning Law of the Village of Cooperstown

Mr. Alexander seconded the motion and a vote had the following results:

AYES: Drerup, Alexander, Callahan, MacMillan, Sanford Motion carried.

Mr. Sanford made a motion that Ms. Serbay, as ZEO, contact the owner stating that the installation of the fence is not in accordance with the Village Zoning law. Owner must seek approval through proper procedure.

Dr. MacMillan seconded the motion and a vote had the following results:

AYES: Alexander, Drerup, Sanford, Callahan, MacMillan Motion carried.

1 Fernleigh Drive – (Lone) - Installation of two skylights on roof.

Dr. Lone described his project and showed information regarding the windows he will be purchasing.

Dr. MacMillan made a motion to adopt the following resolution for a Certificate of Appropriateness:

Action by the Village of Cooperstown, Historic Preservation and Architectural Review Board

Resolution date: May 10, 2016

A resolution to approve the installation of two skylights on roof of residence at 1 Fernleigh Drive, Cooperstown, NY

WHEREAS the Historic Preservation and Architectural Review Board has made the following findings of fact concerning the proposed application:

- *No public hearing was required;*
- *The requirements of SEQRA have been met for this action;*
- *The structure is listed as non-contributing in the Glimmerglass Historic District Nomination Form;*
- *Plans have not been submitted by a professional;*
- *The proposed change is in keeping with the surrounding buildings;*
- *The proposed work meets the criteria under Section 300-26.E. (2)(a), (2)(b), (2)(c)*

Section 300-26 of the Zoning Law having been met with regards to the proposed the installation of two skylights on roof at 1 Fernleigh Drive, Cooperstown, NY.

NOW THEREFORE BE IT RESOLVED, that we, the duly appointed members of the Historic Preservation and Architectural Review Board of the Village of Cooperstown do this 10th day of May, 2016, determine that the work at 28 Lakeview Drive, Cooperstown, NY meets the criteria for work within the Historic and Architectural Control Overlay District as set forth in the Zoning Law of the Village of Cooperstown.

Mr. Sanford seconded the motion and a vote had the following results:

AYES: Drerup, MacMillan, Alexander, Callahan, Sanford Motion carried.

The board determined this action to be a minor alteration for reporting purposes.

Mr. Alexander left the meeting.

85 Chestnut St. (Hren) – Installation of 3 new windows. Windows were already in place.

Holly Hren explained her project. Although she did not obtain a permit prior to installation, her window selection matched others in the residence.

Ms. Drerup asked Ms.Hren specific questions pertaining to the materials of the windows.

Ms. Serbay read the Village law to Ms. Hren. She was notified that enforcement of this violation was being considered a warning. Subsequent violations of Village laws could result in a fine not less than \$1,000.

Ms. Hren stated that she understood.

Ms. Callahan made a motion to adopt the following resolution for a Certificate of Appropriateness:

Action by the Village of Cooperstown, Historic Preservation and Architectural Review Board

Resolution date: May 10, 2016

A resolution to approve the three installed windows at 85 Chestnut Street, Cooperstown, NY

WHEREAS the Historic Preservation and Architectural Review Board has made the following findings of fact concerning the proposed application:

- *No public hearing was required;*
- *The requirements of SEQRA have been met for this action;*
- *The structure is listed as contributing in the Glimmerglass Historic District Nomination Form;*
- *Plans have not been submitted by a professional;*
- *The proposed change is in keeping with the surrounding buildings;*
- *The proposed work meets the criteria under Section 300-26.E. (3)(c), (4)(f)*

NOW THEREFORE BE IT RESOLVED, that we, the duly appointed members of the Historic Preservation and Architectural Review Board of the Village of Cooperstown do this 10th day of May, 2016, determine that the work at 85 Chestnut Street, Cooperstown, NY meets the criteria for work within the Historic and Architectural Control Overlay District as set forth in the Zoning Law of the Village of Cooperstown.

Dr. MacMillan seconded the motion and a vote had the following results:

AYES: Drerup, Sanford, Callahan, MacMillan Motion carried.

The board determined this action to be a minor alteration for reporting purposes.

Ms. Drerup informed Ms Hren that pictures were required for her windows and should be sent to the ZEO to complete the file.

64 Pioneer LLC (Selover) - convert garage to residential facility.

Ms. Drerup stated that a Special Use Permit and an approved parking plan were required for this project.

Mr. Selover explained that he had already been approved for both.

Ms. Drerup and Mr. Selover exchanged information clarifying questions regarding the project.

Ms. Drerup inquired whether or not the Planning Board had suggested a buffer between the building and parking area.

Mr. Selover responded in the negative.

Mr. Sanford shared that the property line was included in a lease agreement due to trees that had been previously planted.

Mr. Selover stated that new siding would be required due to the window and door changes. Siding would be wood. He also agreed to the Board's recommendation to use a solid door and single sidelight at the front entry and to pull the parking areas away from the building. He stated that the roofing would not be replaced.

Ms. Callahan requested that information on siding should be provided. She also confirmed that the number of windows and doors on the plans were correct. She agreed that parking should be away from the building.

Mr. Sanford made a motion to adopt the following resolution for a Certificate of Appropriateness:

Action by the Village of Cooperstown, Historic Preservation and Architectural Review Board

Resolution date: May 10, 2016

A resolution to approve the conversion of a garage to a residence at 64 Pioneer Street, Cooperstown, NY

WHEREAS the Historic Preservation and Architectural Review Board has made the following findings of fact concerning the proposed application:

- No public hearing was required;*
- The requirements of SEQRA have been met for this action;*
- The structure is not listed as contributing in the Glimmerglass Historic District Nomination Form;*
- Plans have been submitted by a professional;*
- The proposed change is in keeping with the surrounding buildings;*
- The proposed work meets the criteria under Section 300-26.E. 2 (b), 3 (a), (c), (d).*

NOW THEREFORE BE IT RESOLVED, that we, the duly appointed members of the Historic Preservation and Architectural Review Board of the Village of Cooperstown do this 10th day of May, 2016, determine that the conversion of a garage to a residence at 64 Pioneer Street, Cooperstown, NY meets the criteria for work within the Historic and Architectural Control Overlay District as set forth in the Zoning Law of the Village of Cooperstown.

Dr. MacMillan seconded the motion and a vote had the following results:

AYES: Drerup, Callahan, MacMillan, Sanford Motion carried.

The board determined this action to be a minor alteration for reporting purposes.

92 Lake St. (Lusk)- Remove kitchen and back porch, build new Trex deck and build new family room, second story modifications. Overall needs approval of elevations and site plan drawing.

Dr. Lusk explained his plans.

Ms. Drerup had several questions pertaining to specifics in the new plans. There was confusion regarding which plans were considered to be the updated plans and well as actual exact dimensions.

There was a brief discussion regarding a variance that had been noted in the file that was approved in 2009.

Ms. Drerup and Dr. Lusk discussed and clarified different portions of the plans.

Dr. Lusk asked for a vote on the deck so he could proceed with a portion of the project during the timeframe he would reside in Cooperstown.

A discussion on the deck ensued...Trex Transcend decking with aluminum balusters will be used. Integrity brand Ultrex double hung windows, French door and a custom made solid wood door for the basement would be installed. Manufacturer's information on a French door would be needed for review.

Ms. Drerup stated with the support of Ms. Callahan that professionally drawn plans would be necessary for the proposed addition.

Dr. MacMillan made a motion to adopt the following resolution for a Certificate of Appropriateness:

Action by the Village of Cooperstown, Historic Preservation and Architectural Review Board

Resolution date: May 10, 2016

A resolution to approve the removal of a kitchen and back porch, and construction of a new deck at 92 Lake Street, Cooperstown, NY

WHEREAS the Historic Preservation and Architectural Review Board has made the following findings of fact concerning the proposed application:

- *No public hearing was required;*
- *The requirements of SEQRA have been met for this action;*
- *The structure is listed as contributing in the Glimmerglass Historic District Nomination Form;*
- *Plans have not been submitted by a professional;*
- *The proposed change is in keeping with the surrounding buildings;*
- *The proposed work meets the criteria under Section 300-26.E. (3)(c), (4)(f)*

NOW THEREFORE BE IT RESOLVED, that we, the duly appointed members of the Historic Preservation and Architectural Review Board of the Village of Cooperstown do this 10th day of May, 2016, determine that the removal of back porch and building of a deck on the north side of the house at 92 Lake Street, Cooperstown, NY meets the criteria for work within the Historic and Architectural Control Overlay District as set forth in the Zoning Law of the Village of Cooperstown.

Ms..Callahan seconded the motion and a vote had the following results:

AYES: Drerup, Callahan, MacMillan, Sanford Motion carried.

The board determined this action to be a minor alteration for reporting purposes.

11 Cooper Place & 76 Chestnut St. – (Sansevere) - installation of stockade privacy fence and solar panels. Clarification of footage from the edge of village street to fence.

Ms. Callahan stated that she would like applicant or a representative present at the meeting to explain the proposed fence and answer the board's questions. Also field changes that have been undertaken on garage should be explained.

Ms. Callahan made a motion to adopt the following resolution for a Certificate of Appropriateness:

Action by the Village of Cooperstown, Historic Preservation and Architectural Review Board

Resolution date: May 10, 2016

A resolution to approve the proposed solar panels on the roof of 11 Cooper Place, Cooperstown, NY

WHEREAS the Historic Preservation and Architectural Review Board has made the following findings of fact concerning the proposed application:

- No public hearing was required;*
- The requirements of SEQRA have been met for this action;*
- The structure is listed as contributing in the Glimmerglass Historic District Nomination Form;*
- Plans have been submitted by a solar panel installer;*
- The proposed work meets the criteria under Section 300-26.E. (5)*

NOW THEREFORE BE IT RESOLVED, that we, the duly appointed members of the Historic Preservation and Architectural Review Board of the Village of Cooperstown do this 10th day of May, 2016, determine that the installation of a stockade fence at Cooper Lane and 76 Chestnut Street, Cooperstown, NY does not meet the criteria for work within the Historic and Architectural Control Overlay District as set forth in the Zoning Law of the Village of Cooperstown.

Dr. MacMillan seconded the motion and a vote had the following results:

AYES: Drerup, Callahan, Sanford, MacMillan Motion carried.

The board determined this action to be a minor alteration for reporting purposes.

6:27 PM Public Hearing Closed

14 Delaware St. (Serbay) – Demolition of garage.

Board Members reviewed the SEQRA form Part 1 and 2.

Ms. Drerup made a motion for a Type 1 action at 14 Delaware Street the Determination of Significance be letter A – “The Project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore, a negative declaration will be prepared”.

Ms. Callahan seconded the motion and a vote had the following results:

AYES: Callahan, Drerup, MacMillan, Sanford Motion carried.

Ms. Callahan made a motion to adopt the following resolution for a Certificate of Appropriateness:

Action by the Village of Cooperstown, Historic Preservation and Architectural Review Board

Resolution date: May 10, 2016

A resolution to approve the demolition of a garage at 14 Delaware Street, Cooperstown, NY

WHEREAS the Historic Preservation and Architectural Review Board has made the following findings of fact concerning the proposed application:

- *Public hearing was legally advertised and held on May 10, 2016;*
- *There was one public comment made;*
- *The requirements of SEQRA were met and a negative declaration was prepared;*
- *The structure is listed as contributing in the Glimmerglass Historic District Nomination Form;*

Section 300-26 of the Zoning Law having been met with regards to the proposed demolition of garage at 14 Delaware Street;

NOW THEREFORE BE IT RESOLVED, that we, the duly appointed members of the Historic Preservation and Architectural Review Board of the Village of Cooperstown do this 10th day of May, 2016, determine that the proposed demolition at 14 Delaware Street, Cooperstown, NY meets the criteria for work within the Historic and Architectural Control Overlay District as set forth in the Zoning Law of the Village of Cooperstown.

Dr. MacMillan seconded the motion and a vote had the following results:

AYES: Callahan, Drerup, Sanford, MacMillan Motion carried.

The board determined this action to be a demolition and moved to a new location outside the Village for reuse and will not be discarded.

14 Delaware Street (Serbay) Installation of 2 steps & railings to match existing /replacement of storm door - different color/ requesting variance for construction of one story, two car garage- 24' x 24'.

The board agreed that the proposed new steps and railing on the rear deck were appropriate.

Board members requested additional information on doors, windows, and siding for the proposed new garage.

Ms. Callahan made the motion to approve the new steps and railings on the rear deck.

Dr. MacMillan seconded the motion and a vote had the following results:

AYES: Drerup, Sanford, Callahan, MacMillan Motion carried.

Meeting Adjourned: 6:50 pm