

A special meeting of the Board of Trustees of the Village of Cooperstown was held at the Village Office Building, 22 Main Street, Cooperstown, New York on August 15, 2014 at 8:30 a.m. Members in attendance were Mayor Jeff Katz, Trustees Ellen Tillapaugh, Cynthia Falk, and James Dean. Trustees Bruce Maxson Joan Nicols and Louis W. Allstadt were absent. Also in attendance were DPW Superintendent Brian Clancy, Zoning Enforcement Officer Tavis Austin, and Village Clerk – Teri L. Barown. There were five (5) members of the public present.

Mayor Katz called the meeting to order at 8:30 a.m.

### **Special Permit Application – 124 Main Street – 4 story hotel/restaurant**

Mayor Katz noted emails that he distributed from the ZBA, HPARB and Planning Board noting their concerns with the application at the present time.

Mr. Austin reviewed plans showing proposed changes to façade. He stated that the intended use is for a 22 room hotel with 2 bedrooms/baths each room. He stated that this is a special permitted use under Trustee review and will require actions of all Boards prior to the Trustees taking a vote on the special permit use.

He stated that the structure proposed would exceed the 42' height restriction by 4' and will need a variance.

He noted that the number of rooms would require 44 parking stalls pursuant to the Zoning Law, which will also require a variance.

Mr. Austin stated that if the Trustees decide to move forward at this time a determination will need to be made regarding SEQR and lead agency status.

He noted off season/on season parking options were provided in the application.

He stated that he feels there is nothing in the current zoning law that would preclude use of the roof. He said that due to the Main Street location this will most likely raise issues with light and noise.

Mr. Austin stated that with the variances that will be required he feels the application meets the minimum requirements to make it substantially complete.

Mayor Katz stated that with Mr. Austin's determination that the application is substantially complete he sees no reason not to start the process.

He stated that he feels we need to expedite the process to get an answer regarding the project in a more efficient and timely manner than in the past.

Ms. Tillapaugh stated that she would concur and respects the comments made by the Board Chairs.

Dr. Falk stated that we need to be mindful that Willow Brook runs under this site.

Dr. Falk made the following motion regarding the special permit application for 124 Main Street:

- 1.) Declare this action a Type 1 action for the purposes of SEQRA, [if Type 1: notify other involved agencies, ask interest of other agencies in serving as lead agency, and distribute the long EAF]
- 2.) Request that the Planning Board, at its next regular meeting, determine the completeness of the simultaneous application for Site Development Plan review.
- 3.) Request that the Planning Board entertain Preliminary Site Development Plan Review according to Article VIII and Article XII, 300-70A.

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

AYES: Tillapaugh, Falk, Dean, Katz                      Motion carried.

**Special Permit Application Lakeview Drive South (Weinstock) – special use permit application to build a single family residence in the Waterfront Overlay District**

Mr. Austin stated that the plans are to build a single family two-story residence with attached garage within the Waterfront Overlay District.

He stated that the recently adopted zoning map shows the waterfront overlay district as 200' rather than the 100' indicated in the zoning law.

He stated that construction is only allowed by special permit of the Trustees and that he has determined that the application is complete.

Discussion occurred regarding rectifying the issue of the discrepancy between the number of feet in the zoning law vs. the zoning map for the Waterfront Overlay District.

Dr. Falk suggested obtaining language from other municipalities, i.e. Otsego, Middlefield, Springfield who deal with this issue to determine how best to revise our language.

Dr. Falk made the following motion regarding the application for a special use permit for Lakeview Drive South (Weinstock) construction of a single family residence in the Waterfront Overlay District:

- 1.) Declare this action a Type II action for the purposes of SEQRA,
- 2.) Request that the Planning Board, at its next regular meeting, determine the completeness of the simultaneous application for Site Development Plan review.
- 3.) Request that the Planning Board entertain Preliminary Site Development Plan Review according to Article VIII and Article XII, 300-70A.
- 4.) Authorize the applicant to make further applications for any necessary variances to the Zoning Board of Appeals as per 300-70E.

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

AYES: Tillapaugh, Falk, Dean, Katz                      Motion carried.

**Training Request** – Ms. Tillapaugh made a motion to approve the training request of Kurt Carmen and Brian Clancy to attend the Utica Mack Open House on August 19, 2014 at Utica, New York. Dr. Falk seconded the motion and a vote had the following results:

AYES: Tillapaugh, Falk, Dean, Katz                      Motion carried.

Ms. Tillapaugh made a motion to adjourn the meeting at 9:07 a.m. Dr. Falk seconded the motion and a vote had the following results:

AYES: Tillapaugh, Falk, Dean, Katz                      Motion carried.

Respectfully submitted,

Teri L. Barown, RMC  
Village Clerk, Village of Cooperstown