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 July 8, 2014. Members in attendance were Chair – Teresa Drerup, Liz Callahan, Roger MacMillan, Ralph Snell, and alternate David Sanford. Also in attendance was Zoning Enforcement Officer – Tavis Austin and Deputy Village Clerk – Jennifer Truax. Eight members of the public were present.

Ms. Drerup called the meeting to order at 5:00 PM.

Regular Agenda

4 Grove Street (Cynthia Falk) – proposed field change to previously approved shed

Dr. Falk stated that the original approval for the shed included vinyl siding. She explained that it has been determined that the shed will also serve as a backboard for a basketball hoop and due to concerns about the ability of vinyl siding to withstand this type of use they would like to use T-111 instead of the originally proposed vinyl siding. She continued to state that they would like to change the location of the door to provide for easier access and add a transom window to provide natural light into the shed.

Dr. MacMillan made a motion to approve the field changes to the shed at 4 Grove Street to include the use of T-111 siding, the relocation of the double door to the west side of the shed, the addition of a transom window on the south side of the shed, and the deletion of the pass door. Mr. Snell seconded the motion and a vote had the following results:

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

79 Chestnut Street (Bennett Sandler of Equity Energy for Jeff Katz) – Proposed installation of air source heat pumps continuation of review from June 2014

Mr. Sandler shared photos of the residence with the location of the proposed units indicated. He explained the location of each of the units.

Ms. Callahan asked if there are a total of four proposed units.

Mr. Sandler stated that was correct.

Ms. Drerup reviewed the size and location of the units and questioned if the unit near the chimney would stand proud of the chimney.

Mr. Sandler stated that he does not feel that the unit will stand proud of the chimney. He further stated that should it be proud of the chimney it would not project very much. He continued to state that the line hides will be painted to match the residence. He pointed out the proposed line hides in the photos.

Ms. Drerup asked if there would be additional landscaping added to the property to help with the added noise from the units as well as screen the units from view.

Mr. Sandler stated that there is no landscaping proposed as part of his contract with the property owners. He continued to point out that the existing vegetation will provide a great deal of screening.

Ms. Drerup reviewed the application and noted that the Katz Family has indicated in the application that they will provide additional plantings to screen the units.

Mr. Snell 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: July 8, 2014

A resolution to approve the proposed installation of air source heat pumps at 79 Chestnut 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 meets the criteria under Section 300-26.E. (2)(c), (3)(a), and (3)(b).*

Section 300-26 of the Zoning Law having been met with regards to the proposed installation of air source heat pumps at 79 Chestnut 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 8th day of July 2014, determine that the proposed work at 79 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: Callahan, Drerup, MacMillan, Sanford, Snell Motion carried.

The board determined this project to be a minor alteration to the property.

25 Pioneer Street (Jon McManus for Chris Grady) – Proposed addition and window replacement

Mr. McManus stated that it is a very simple addition to relocate the downstairs bathroom.

Ms. Drerup stated that no application has been received for an addition. She stated that the file only includes the proposed window replacement.

Mr. McManus stated that the application and plans were turned in a week ago. He left the board room to locate Mr. Austin and find the plans which were submitted. Mr. McManus returned with the completed application and plans. He stated that they were in HPARB's mailbox where he had placed them last week. Mr. McManus shared the application and plans with the board and reviewed the proposal to replace all the windows with Anderson 400 series 1 over 1, to change the existing bathroom into the primary entrance and add a bathroom as indicated in the plans.

Ms. Drerup asked if there was also a deck being proposed.

Mr. McManus stated that there is also a small deck proposed.

Mr. Snell asked if there were any setback or parking issues created by the proposed additions.

Mr. McManus stated that no issues would be created for the parking or setbacks.

Mr. Snell asked if the deck would be painted.

Mr. McManus stated that the deck would not be painted but would be sealed with a water sealer and remain natural in color.

Ms. Drerup asked the distance from the deck to the ground.

Mr. McManus stated that it was 1' 8".

Ms. Drerup stated that no railing is necessary for the proposed deck.

Mr. McManus stated that the Grady family would like a railing to help prevent items like the grill from getting too close to the edge. He continued to state that they feel this is extremely important with the proximity to the driveway.

Mr. Snell asked Mr. McManus to indicate on the plans the details of the deck rail.

Ms. Drerup asked Mr. Austin if there are any setback or any parking space issues created by the proposed additions.

Mr. Austin stated that he has not seen a site plan, therefore, he does not know if there are any setback issues. He further stated that should the board decide to act he will hold the permit until a site plan is submitted and the setbacks and required parking have been reviewed.

Mr. Snell asked Mr. McManus what materials would be used.

Mr. McManus stated that all materials would match the existing materials.

Mr. Snell asked that the details regarding the materials be added to the plans for future reference.

Mr. Sanford asked if the siding would be knitted in to the addition and areas where window or door replacement will affect the siding.

Mr. McManus stated that there would not be a seam or any other issue with the siding as new siding will be put in place which extends across the addition.

The board discussed the window replacement including the size of the windows and their location.

Mr. Grady stated that each window has been measured and the replacement windows will be an exact fit.

Mr. Snell suggested that the corner board be carried down to provide a distinction between the existing structure and the addition. He stated that he feels that carrying the corner board down will provide a more appealing visual effect.

Ms. Drerup stated that she is concerned about the aesthetics of the second story windows over the sliding door. She explained that the windows are wider than the proposed door and larger than the other windows in the structure and look out of scale.

The board discussed the proportion of the windows.

Ms. Drerup reviewed the window order provided and stated that if the order is correct than the windows will not be disproportionate although the plan indicates that they are larger than the other windows.

Mr. Grady agreed to ensure that the windows are not wider than the sliding door and are in proportion with the other windows in the residence.

Mr. Sanford suggested that stepping the addition back 4" or so and allowing for a reveal would also be more aesthetically pleasing.

Ms. Drerup stated that if the addition were stepped back 6" the eave would not extend beyond the existing structure.

Mr. Grady agreed to the proposed modifications and added them to the drawings.

Ms. Drerup asked for the details of the window trim.

Mr. Grady stated that they will match the existing trim. He stated that he believes that the trim is 4" in width.

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: July 8, 2014

A resolution to approve the proposed addition and window replacement at 25 Pioneer 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 materials will match the existing materials;*
- *The proposed addition will not be visible from a public way; however the window replacement will be visible;*
- *The proposed work meets the criteria under Section 300-26.E. (2)(b), (2)(c), (3)(a), (3)(b), (3)(c) and (3)(d).*

Section 300-26 of the Zoning Law having been met with regards to the proposed addition and window replacement as indicated on the drawings as submitted and modified on July 8, 2014, at 25 Pioneer 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 8th day of July 2014, determine that

the proposed work at 25 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 with the following condition:

- *Site plan drawing be submitted to the ZEO prior to the commencement of work to ensure there are no setback or required parking issues.*

Ms. Callahan seconded the motion and the following discussion was held.

Mr. Snell stated that he would not normally vote on an application which was not complete. He stated that all applications should be submitted on time and be complete to include a list of materials and details of all work to be done.

A vote had the following results:

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

The board determined this project to be major alteration to the property.

Mr. Snell excused himself from the meeting at 5:37 PM due to another commitment.

24 Mill Street (David Karl/Marion Karl) – Proposed solar panel installation

Ms. Drerup stated that the garage is listed as non-contributing in the Glimmerglass Historic District Nomination Form and the proposed solar panels cannot be seen from the public way.

Ms. Karl provided photos of the residence, garage and woodshed from multiple angles pointing out the location of the proposed solar panels and indicating that they would not be visible to the public.

Ms. Drerup asked how many solar panels are proposed.

Mr. Karl stated that they will be installing 28 panels.

Ms. Drerup asked if that would be enough to power the entire home.

Mr. Karl stated that it is estimated to provide approximately 80% of the residential power to the home.

Ms. Drerup asked if the panels would be mounted flat on the roof or be elevated to create the optimum angle.

Mr. Karl stated that on the garage he believes they will be mounted flat but the woodshed will require a slight angle.

Mr. Sanford asked where the inverters would be located.

Mr. Karl indicated that the inverters are on the back side of the panels and that the power would enter the home already converted to AC.

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: July 8, 2014

A resolution to approve the proposed solar panels at 24 Mill 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 garage and woodshed are listed as non-contributing in the Glimmerglass Historic District Nomination Form;*
- *The proposed panels will not be visible from a public way;*
- *The proposed work meets the criteria under Section 300-26.E. (3)(b), (3)(d), and (5).*

Section 300-26 of the Zoning Law having been met with regards to the proposed solar panels at 24 Mill 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 8th day of July 2014, determine that the proposed work at 24 Mill 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: Callahan, Drerup, MacMillan, Sanford Motion carried.

The board determined this project to be a minor alteration to the property.

116 County Highway 31 (Tim McLean for Dr. Gadomski) – Proposed deck expansion

Ms. Drerup reviewed the application and asked if the proportions are correct as the proposed deck addition seems to project farther forward than the existing deck.

Mr. McLean stated that the proposed addition will extend two feet farther than the existing deck. He further explained the proposed deck placement in relation to the existing deck and stated that the new railing would be extended to replace the existing deck railing.

Ms. Callahan asked if the existing deck would remain in place.

Mr. McLean stated that the existing decking would remain but the railing would be replaced.

Ms. Callahan asked the age of the deck and if it was part of the original structure.

Mr. Austin stated that the deck has been there a long time but the residence is not contributing.

The board reviewed the deck placement, removal of plantings and the details of the proposed railing.

Ms. Drerup stated that the proposed work will be visible from the public way but she does not feel that the changes will be objectionable to the neighbors.

Mr. 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: July 8, 2014

A resolution to approve the proposed deck expansion at 116 County Highway 31, 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 non-contributing in the Glimmerglass Historic District Nomination Form;*
- *No features are being altered but rather the features are being replicated;*
- *The proposed work can be seen from the public way but is in keeping with the surrounding structures;*
- *The proposed work meets the criteria under Section 300-26.E. (2)(b), (2)(c), (3)(a), (3)(b), (3)(c), and (3)(d).*

Section 300-26 of the Zoning Law having been met with regards to the proposed deck expansion at 116 County Highway 31;

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 8th day of July 2014, determine that the proposed work at 116 County Highway 31, 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 the following discussion was held.

Ms. Drerup asked if the property was entirely within the Village of Cooperstown.

Mr. Austin stated that a very small sliver was outside the Village but the entire project will be within the Village.

A vote had the following results:

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

The board determined this project to be a minor alteration to the property.

11 Pioneer Street (Anthony Casale) – Proposed garage door replacement

Mr. Casale reviewed the details of the garage door replacement, including the color, design and materials.

Ms. Drerup asked if it would be similar to the neighboring garage door at the Hulse residence.

Mr. Casale stated that it would.

The board reviewed the dimensions of the door and the configuration of the lights.

Ms. Drerup recommended the use of four lights rather than the proposed three lights per door leaf to better align with the door panels. She pointed out that the drawing provided b the manufacturer was not proportionally accurate.

Mr. Casale agreed to pursue the four light configuration.

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: July 8, 2014

A resolution to approve the proposed garage door replacement at 11 Pioneer 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 non-contributing in the Glimmerglass Historic District Nomination Form;*
- *The proposed work meets the criteria under Section 300-26.E. (2)(c), (3)(a), (3)(b), and (3)(c).*

Section 300-26 of the Zoning Law having been met with regards to the proposed garage door replacement at 11 Pioneer 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 8th day of July 2014, determine that the proposed work at 11 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.

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

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

The board determined this project to be a minor alteration to the property.

124 Main Street (McManus Engineering) – Discussion of proposed renovations

Mr. McManus stated that he appreciated being placed on the agenda but he does not feel he is prepared to discuss this tonight and does not want to waste the time of the board. He continued to state that he would prepare an application once he has more details on the project and submit it to Mr. Austin for placement on a future agenda.

Other Business

The board discussed the recurrent issue of late and/or incomplete applications, particularly from design consultants who frequently present projects to the board. They discussed ways to eliminate this problem and the fact that they may need to refuse to hear incomplete applications.

Minutes:

Ms. Drerup made a motion to approve the minutes of the June 10, 2014 meeting as presented.

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

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

Meeting adjourned at 6:32 PM.

Respectfully submitted,

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Jennifer Truax
Deputy Village Clerk