

A special 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 Friday, July 31, 2015. Members in attendance were Chair – Teresa Drerup, Liz Callahan, Roger MacMillan, and David Sanford. Member Ralph Snell and Alternate Brian Alexander were absent. Also in attendance were Zoning Enforcement Officer – Tavis Austin and Deputy Village Clerk – Jennifer Truax. Four members of the public were present.

Ms. Drerup called the meeting to order at 9:00 AM.

Regular Agenda

24 Lakeview Drive South (John & Amanda May) – Field Change for demolition

Mr. Austin reviewed the application. He explained that rather than retrofit the existing shell the applicant proposes to demolish the entire structure and build what has already been approved. He provided the board with the applicant's reasons for demolition list.

Ms. Drerup stated that she understood that a main reason for demolition was due to asbestos.

Mr. Austin stated that reason number 1 in the provided list includes the asbestos.

Ms. Drerup questioned the wallboard as having asbestos.

Dr. May stated that the asbestos is in the joint compound.

Mr. McManus stated that given the 2 X 4 construction in order to get the appropriate R-value spray foam will have to be used. Since the windows and doors are being replaced it makes more sense given the condition and the approvals already in place as well as economically to demolish and rebuild rather than try to retrofit.

Mr. Austin stated that this structure is similar to 8 Walnut Street. He explained that since the Village has no regulations regarding the interior of the structure and a home owner may replace everything on the interior, right up to the shell, and given that HPARB has approved the new skin and roof, demolition is almost implied.

Mr. McManus stated that the exterior of the structure will, in the end, be visually exactly the same as what has already been approved but the cost to retrofit will be significantly more.

Mr. Austin stated that three of the four neighboring property owners have expressed that they do not have any concerns regarding the proposed demolition.

The board reviewed the neighboring properties and who would be notified of the proposed demolition.

Dr. May stated that many area residents have expressed their approval for the new design. He stated that it does not seem that the existing structure is loved.

Ms. Drerup asked if there would be any design changes if the demolition is approved.

Dr. May stated that the only design change is the addition of a screened porch which will add approximately 2 feet to the end of the residence. Drawings of the proposed change have been provided.

Ms. Drerup stated that a full basement is not proposed.

Dr. May stated that only about 1/3 of the residence will have a full basement.

Ms. Drerup asked the board if they felt that sufficient information has been provided to warrant setting a public hearing for the proposed demolition.

Dr. MacMillan asked about the asbestos found in the residence.

Mr. Manning stated that all of the joint compound used on the wall board contains asbestos.

Ms. Drerup asked what year the residence was constructed.

Dr. May stated it was built in 1969.

Ms. Drerup asked if the residence would still require abatement if demolition is approved.

Ms. May stated that abatement is still required and that the process would begin on Monday with the tenting of the residence.

The board discussed the abatement process.

Mr. Sanford made a motion to set a public hearing for the demolition at 24 Lakeview Drive South for 5 PM on Tuesday, August 11, 2015. Dr. MacMillan seconded the motion and a vote had the following results:

AYES: Callahan, Drerup, Sanford, MacMillan

Motion carried.

Meeting adjourned at 9:14 AM.

Respectfully submitted,

Jennifer Truax
Deputy Village Clerk
Village of Cooperstown