

## DRAFT

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, January 12, 2016. Members in attendance were Chair – Teresa Drerup, Liz Callahan, and alternate Brian Alexander. Members Roger MacMillan, David Sanford, and alternate Ann Stewart were absent. Also in attendance Deputy Village Clerk – Jennifer Truax. Ten members of the public were present.

Ms. Drerup called the meeting to order at 5:01 PM.

### Public Hearings

**76 Fair Street (Altonview Architects for Scott & Jennifer Schwartz)** – proposed demolition of existing residential structure

**18 Cooper Place (Altonview Architects)** – proposed demolition of existing shed

Ms. Drerup recused herself at 5:01 PM.

Ms. Callahan reviewed the applications and opened both public hearings at 5:01 PM. She explained to those in attendance that due to the lack of a quorum public comment will be heard tonight, the public hearing will remain open and continue until the February 9<sup>th</sup> meeting at which time the board should have a quorum. At that time the board will again entertain public comment and will likely close the public hearing. They may at that time choose to act on the application or may take time to further review and deliberate before action.

Ms. Karen Graham, 78 Fair Street, stated that as the neighbor of 76 Fair Street, who can nearly touch the existing residence from her window, she is concerned about what will be built on the lot if the demolition is approved.

The board invited Ms. Graham to review the application which includes plans for a new residential structure.

Ms. Drerup stated that the proposed new structure will be further back on the lot to provide a greater distance from the street.

Ms. Graham asked if the new structure will be required to meet the 20' side yard setbacks.

Ms. Drerup stated that this lot is narrow and would be required to meet the 5'-15' setbacks in which one side of the structure could have a 5' side yard setback and the other side a 15' side yard setback. She continued to state that less of a setback would require a variance. Ms. Drerup stated that the Schwartz family has had a survey done of the property. She continued to state that the existing structure is not square on the property and the proposed structure will be placed squarely on the property and will be moved towards the rear of the property. She explained that moving the residence further back on the property will open up the front yard and allow for more natural light to come into the north side of 78 Fair Street.

Ms. Callahan asked if there was any additional public comment. There was no additional comment at this time.

### Regular Agenda

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**31 Chestnut Street (Matt Hazzard for Cooperstown Chamber of Commerce) – Proposed removal of one handicapped ramp**

Ms. Drerup returned to the board at 5:09 PM.

Ms. Drerup reviewed the application and asked why they would like to remove the ramp.

Mr. Hazzard stated that there are currently three ramps which provide access to the building and the removal of the proposed ramp will allow for an additional on-site parking space. He continued to state that the addition of the Trolley Stop in front of the Chamber on Chestnut Street caused a reduction in available parking. He further stated that the removal of the ramp will not hinder access to the structure.

Ms. Drerup asked if she understood correctly that just the extension to the ramp would be removed.

Mr. Hazzard stated that was correct.

Ms. Drerup asked if the opening from the removal would be filled with railing to match the existing.

Mr. Hazzard stated that it would be.

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: January 12, 2016*

*A resolution to approve the proposed handicapped ramp extension removal at 31 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;*
- *Although the structure is listed as contributing in the Glimmerglass Historic District Nomination Form the ramp being removed is not contributing;*
- *The proposed work will be seen from the public way and is in keeping with the character of the structure and neighborhood;*
- *The proposed work meets the criteria under Section 300-26.E. (2)(b), and (5).*

*Section 300-26 of the Zoning Law having been met with regards to the proposed handicapped ramp removal at 31 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 12<sup>th</sup> day of January 2016, determine that the work at 31 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.*

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

AYES: Alexander, Callahan, Drerup                      Motion carried.

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

**Continuation of Public Hearings**

**76 Fair Street (Altonview Architects for Scott & Jennifer Schwartz)** – proposed demolition of existing residential structure

**18 Cooper Place (Altonview Architects)** – proposed demolition of existing shed

Ms. Drerup recused herself and Ms. Callahan resumed as board chair at 5:18 PM.

Ms. Callahan asked if there was any further public comment. There was no comment.

Mr. Linden Summers, 1 Elk Street, asked for clarification on the status of the public hearing.

Ms. Truax stated that due to the fact that the public hearing had been advertised the board felt it was important that the public hearing be opened and public comment be taken tonight. She further explained that due to the board not having a quorum for the public hearings they will keep the public hearings open until the February 9<sup>th</sup> meeting at which time the board should have a quorum. At that time the public will again have the opportunity to speak regarding the proposed demolitions at 76 Fair Street and 18 Cooper Place. Ms. Truax stated that the board will likely close the public hearings at the February meeting and may choose to take a vote or hold a decision for further review and consideration.

Ms. Callahan asked if there were further comments. There were no further comments. She stated that the board will move on with the agenda.

**Other Business:**

Ms. Drerup returned to the board and asked if there was any other business which should be reviewed this evening.

Mr. Alexander stated that he has considered moving into the vacancy on the board and is willing to accept appointment as a regular member of the board.

Ms. Drerup asked Trustee Falk if she would bring that item to the Trustees for review and possible appointment of Mr. Alexander to HPARB as a regular member.

Ms. Drerup reviewed the items from other business from December and stated that the proposed change to Section 300-26.D.(1)(c) regarding demolitions was forwarded to the Planning Board but they did not meet in December. She continued to state that the board will need to look at “buffering” and develop guidelines for demolition as discussed in December.

**Minutes:**

No action could be taken on the minutes due to a lack of a quorum of members who were in attendance at the December meeting.

Meeting adjourned at 5:25 PM.

Respectfully submitted,

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Jennifer Truax  
Deputy Village Clerk