

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, March 8, 2016. Members in attendance were Chair – Liz Callahan, Brian Alexander, David Sanford, Roger MacMillan and Mark Mershon. Also in attendance was ZEO Sheila Serbay. Eight members of the public were present.

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

Regular Agenda

103 Pioneer Street (Simple Integrity) – addition of front porch

Ms. Callahan expressed concerns about PVC use below the porch floor/skirting. Mr. Edmonds explained that the pvc would be painted to match and would not stand out.

Mr. Edmonds reported that the owner has decided to use the 4 post design submitted.

Dr. MacMillan raised the issue of using wood for the decking/flooring as opposed to Trex and the pros and cons of such a choice were discussed by members of the Board and the applicant.

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 12, 2016

A resolution to approve the proposed addition of front porch at 103 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 work will not alter the original features or structure;*
- *The proposed front porch will be visible from the street and is in keeping with the character of the neighborhood;*
- *The proposed work meets the criteria under Section 300-26.E. (2)(a), (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 front porch addition at 103 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 12th day of July, 2016, determine that the work at 103 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: Callahan, Alexander, Sanford, MacMillan, Mershon Motion carried.

The board determined this action to be a minor alteration for reporting purposes.
Member Mark Mershon recused himself from the meeting.

7 Pine Boulevard (Mershon/Redpoint Builders) – extend front entry, add lighting

Tim Horvath, Redpoint Builders, explained three changes, a door surround, lighting and rain diverter.

Mr. Mershon explained that the frame will be bumped out, and noted that the position of the windows and door will not change.

Mr. Horvath noted that copper diverted and lanterns will weather and become less shiny.

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 12, 2016

A resolution to approve the proposed extension of front entry and add lighting to 7 Pine Boulevard, 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 not listed as contributing in the Glimmerglass Historic District Nomination Form;*
- *The proposed work meets the criteria under Section 300-26.E. (2)(b), (2)(c), (3)(a), (3)(b), and (3)(c).*

Section 300-26 of the Zoning Law having been met with regards to the proposed extension of front entry and lighting at 7 Pine Boulevard;

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 12th day of July, 2016, determine that the work at 7 Pine Boulevard, 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: Callahan, MacMillan, Sanford, Alexander Motion carried.

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

Mr. Mershon returned to the meeting.

11 Main Street (Hamilton/Redpoint Builders) – remove fence at driveway

Mr. Horvath, Redpoint Builders, explained that the fence at the end of the applicant's driveway limits driveway access/egress and limits driver's visibility to pedestrians on the sidewalk when exiting the driveway.

Dr. MacMillan noted that in removing the fence it will be easier for the homeowners to get in and out of the driveway.

Mr. Sanford emphasized the importance of increasing the visibility for the drivers.

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 12, 2016

A resolution to approve the proposed removal of fence at the driveway of 11 Main 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 visual features of the structure;*
- *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 removal of fence at the driveway of 11 Main 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 12th day of July, 2016, determine that the work at 11 Main 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. Mershon seconded the motion and a vote had the following results:

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

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

53 Pioneer Street (Redpoint Builders) - discussion of project

Mr. Horvath explained that Jim Forbes is monitoring the building's issues and creating an engineering report. Mr. Horvath has discussed the problems at length with Mr. Forbes. Mr. Horvath explained that Redpoint plans to gut the interior to determine what has happened inside the building. He explained that it has been moving toward Pioneer Street over the years, and that the top beam of the building is compromised (rotting). He added that they can't tell exactly what's going on until the building is gutted and the porch is removed.

Mr. Horvath explained that they will document and remove the front porch (as approved at the June HPARB meeting), and will eventually replace the porch when the structural problems are addressed. He explained that an architect is working on plans for the façade and porch which may include a ramp for accessibility. The plans will eventually be submitted to HPARB.

Mr. Horvath stated that the plans for stabilizing the foundation wall will be submitted to HPARB after the materials are removed and the problems are studied.

Dr. MacMillan emphasized to Mr. Horvath that if there are any structural problems that need to be addressed immediately to avoid aggressive actions, the ZEO and HPARB members must be informed immediately.

29 Chestnut Street (Pacer Holdings LLC/Russo) – 10 x 12 shed

Ms. Callahan asked the applicant to clarify the door type for the shed. Mr. Russo explained that the door will be double as outlined in the brochure on file. He explained that the shed will be slightly larger than the one it is replacing, the orientation will be the same, and eventually he will add landscaping.

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 12, 2016

A resolution to approve the proposed addition of a 10 x 12 shed at 29 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 not 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)(c).*

Section 300-26 of the Zoning Law having been met with regards to the proposed shed at 29 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 12th day of July, 2016, determine that the work at 29 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, Alexander, Sanford, MacMillan, Mershon Motion carried.

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

76 Chestnut Street (John Sansavere) – 10 x 12 shed

Mr. Sansavere stated that he is applying to install a Basic Quaker shed as outlined in the materials on file.

Ms. Callahan asked about the foundations and Mr. Sansavere stated that it would be placed on cinderblocks.

Mr. Mershon 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 12, 2016

A resolution to approve the proposed shed at 76 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)(c).*

Section 300-26 of the Zoning Law having been met with regards to the proposed shed at 76 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 12th day of July, 2016, determine that the work at 76 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, Alexander, Sanford, MacMillan, Mershon Motion carried.

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

92 Lake Street (Lusk/McManus Engineering) – back addition

Mr. McManus explained the proposed 8 foot addition off the existing kitchen with Marvin Integrity windows (replacement basement with 6 over 6; casement on main floor with SDL to reflect 6 over 6 windows on the house).

Mr. McManus explained that the siding will be cedar, roofline will continue unchanged, 6 x 6 PT wood piers set in cement.

Ms. Callahan asked if this is instead of or in addition to work approved at the May 2016 meeting. Mr. McManus replied that it was instead of the work approved when the owner came before HPARB in May.

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 12, 2016

A resolution to approve the proposed back addition 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:

- *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 visual features of the structure;*
- *The proposed work meets the criteria under Section 300-26.E. (2)(a), (2)(b), (2)(c), (3)(a), (3)(b), and (3)(c);*

Section 300-26 of the Zoning Law having been met with regards to the proposed rear addition at 92 Lake 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 12th day of July, 2016, determine that the work 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.

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

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

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

94 Chestnut Street (Frank Leo) – 10 x 12 shed

Mr. Leo stated that the shed proposed is similar to others on tonight's agenda. He explained there would be no foundation.

Mr. Leo stated that he is moving the location back six feet from what was originally proposed and the change has been noted in the file.

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 12, 2016

A resolution to approve the proposed shed at 94 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 not 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)(c).*

Section 300-26 of the Zoning Law having been met with regards to the proposed shed at 94 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 12th day of July, 2016, determine that the work at 94 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: Callahan, Alexander, Sanford, MacMillan, Mershon Motion carried.

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

32 Delaware Street (McKay) – shed and fence

The applicant asked the Board to review only the plans to install a vinyl shed at this meeting and noted that the fence plans will be submitted at a later date.

Ms. Callahan asked about the location of the proposed shed on the map submitted and how close it will be to Delaware Street. The applicant corrected the location of the shed on the map in the file.

It was noted that the vinyl siding on the shed will match that of the house and the doors will be oriented toward the street.

Mr. Alexander 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 12, 2016

A resolution to approve the proposed shed at 32 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 meets the criteria under Section 300-26.E. (2)(b), (2)(c), (3)(a), (3)(c), and (3)(d);*

Section 300-26 of the Zoning Law having been met with regards to the shed at 32 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 12th day of July, 2016, determine that the work at 32 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.

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

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

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

22 Main Street:

Dr. Falk introduced the Village of Cooperstown application for CFA. She noted that this submission is modifying previous applications to make the project more “modest”. She stated that the application needs CLG blessing within the HPARB minutes and a letter of support from HPARB.

She explained that the application includes repairs to windows, restoration of 2 skylights over the ballroom, improved drainage (including gutters, trenching), repairs to masonry (failing due to

water coming off the building), elimination of exterior door in area of women's restroom; elevator for accessibility to ballroom and squash court gallery.

Dr. Falk explained that in the future (not part of the current application) the replacement of current fire escape with a four season fire escape will be addressed.

HPARB members applauded the application and expressed hope that it will support the village efforts to undertake much needed work at 22 Main Street.

Mr. Alexander made a motion to write a letter enthusiastically endorsing the project. Mr. Mershon seconded the motion and a vote had the following results:

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

Dr. Falk noted that she will need the letter and HPARB minutes by 7/25 to include in the CFA supporting materials.

Additional discussion:

101 Chestnut Street:

Dr. Falk noted that the Village received a letter from the DEC about the pending CVS project at 101 Chestnut Street. The letter alerted the Village that if the DEC requires a storm water review it will trigger a SHPO review. Dr. Falk noted that the SHPO review historically looks more broadly at projects (rather than just the surrounding properties). Dr. Falk suggested that HPARB reach out to SHPO regarding the proposed project. Ms. Callahan will contact SHPO and she also encouraged HPARB representation at the public hearing for SEQRA review on July 20 at 6:00 p.m.

Ms. Callahan made a motion that the Historic Preservation and Architectural Review Board consents to the Village of Cooperstown Board of Trustees acting as lead agency in SEQRA and noted that the demolition will be included in the scope of the project. Mr. Alexander seconded the motion and a vote had the following results:

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

June Minutes – After a discussion regarding the review of the June minutes, the board agreed to review the draft minutes distributed by Ms. Serbay at the end of the meeting and share comments, additions, revisions to minutes with Ms. Callahan as soon as possible. Ms. Callahan will ask the Village Clerk if approval of minutes can take place at the August meeting.

There being no further business, the meeting adjourned at 6:59 p.m.

Respectfully submitted,

Liz Callahan, Chair
HPARB