

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, December 13, 2016. Members in attendance were Chair – Liz Callahan, David Sanford, Roger MacMillan and Mark Mershon. Member Brian Alexander was absent. Seven members of the public were present.

Ms. Callahan called the meeting to order at 5:00 PM and noted that Mr. Alexander informed her earlier of a conflict with the meeting and has been excused from attending tonight, as there would be quorum.

Regular Agenda

34 Pioneer Street (Steve Eldred and Tom Cassis) – review of railings for stair replacement on east (front) elevation (no zba review needed)

Mr. Cassis reviewed the drawing of the railing that had been emailed to the Board members by Ms. Gentile.

Ms. Callahan asked what the material of the railing would be.

Mr. Eldred stated that it would be heavy coated aluminum with a black finish.

Dr. MacMillan made a motion to approve the railing as submitted in a drawing marked Exhibit A-1 and dated December 13, 2016. Mr. Sanford seconded the motion and a vote had the following results:

AYES: Callahan, MacMillan, Sanford, Mershon

Motion carried.

101 Chestnut Street (CVS representatives Mary Ann Wervey, Zaremba Group and Anthony Germanese, NORR) – review of materials, samples and cut sheets

Ms. Callahan thanked Mr. Germanese for providing samples of materials. Mr. Germanese reviewed the material for the column cover with the sample provided.

Mr. Germanese reviewed cut sheets for the project with members of the Board:

Cut sheet # 1 – downspouts and bullards to be painted to match siding, composition – galvanized steel.

Cut sheet # 2 – store front windows, pre-anodized frame, clear anodized mutons, shutters to go inside opening, exterior shutters, composition wood, dividers on the outside of the window. Ms. Callahan questioned thickness on dividers. Mr. Sanford determine $\frac{3}{4}$ " wide by $\frac{1}{2}$ " deep. Material is aluminum. No sample provided of window material.

Cut sheet #3 – sliding entry door, clear anodized with aluminum frame, motion sensor.

Cut sheet #4 – hollow metal door for egress on side (left elevation). Painted to match siding, to be used for emergency only.

Cut sheet #5 – Wall pack lighting, side and rear elevations, pointed downward, material – aluminum, painted dark bronze.

Cut sheet #6 – Goose neck lighting – aluminum – located above signage. Three lights over letters (CVS).

Cut sheet #7- Motion light above receiving door at rear elevation.

Cut sheet #8 – Emergency light above egress door (left elevation) – used only in case of emergency – not motion activated.

Cut sheet #9 – Wall mounted sign boards at drive thru (right elevation) – aluminum frame – left of drive thru window.

Cut sheet #10 – Drive Thru Window – clear anodized aluminum.

Cut sheet #11 – Decorative block, upper façade (sample provided), painted to match siding, composition – polyurethane.

Cut sheet #12 – Down lights – underneath overhang of canopy at entry.

Cut sheet #13 – Section of Canopy (right elevation) above door, galvanized, painting to match siding.

Cut sheet #14 – Strip lighting underneath canopy at receiving door.

It was noted that the composition of canopy roof, will be shingle roof to match gable (samples provided last month).

Ms. Callahan stated she was still concerned about getting a handle on the window dividers.

Mr. Sanford confirmed drawing is to scale and that the dimensions are $\frac{3}{4}$ " wide x $\frac{1}{2}$ " deep. Mr. Germanese confirmed that the divider is not between the glass, but on the outside.

Ms. Callahan inquired if CVS has closed on the property. Ms. Wervey stated that they have not but are expecting to close shortly after the first of January.

Discussion followed as the Board felt comfortable with the materials and design presented, but was not sure if they should proceed as CVS did not yet have ownership. Also discussed was whether a public hearing for demolition would be required due to the motel fire and the current condition of the building. Ms. Barown will inquire with the Village Attorney.

Following discussion, 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: December 13, 2016

A resolution to approve the proposed design and materials to be used in the construction of a CVS Drive Thru-Pharmacy at 101 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 work at 101 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 13th day of December, 2016, determine that the work at 101 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 contingent upon applicant obtaining ownership of the property.

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

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

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

1 Chesnut Street (Michael and Beth Hutcherson) – replace current wooden fence on Lake Street with iron fencing to match Chestnut Street (no ZBA review needed)

Ms. Callahan noted that this was questionable as to whether it required HPARB approval as the owners will be replacing the wooden fence on Lake Street with the same material for the iron fence on their property facing Chestnut Street. As it was a change in material for the fence on Lake Street it was decided to review the application at HPARB>

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: December 13, 2016

A resolution to approve the proposed replacement of current wooden fence on Lake Street with iron fencing to match Chestnut Street at 1 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)(b), (3)(a), (3)(b), and (3)(c);*

Section 300-26 of the Zoning Law having been met with regards to the proposed work at 1 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 13th day of December, 2016, determine that the work at 1 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 on the motion had the following results:

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

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

42 Delaware Street (Torrence Dutcher and Elizabeth Redd) – proposed installation of roof mounted solar panels on south facing roof of detached garage (no zba review needed)

Applicants noted that the panels will cover the south facing roof of the garage, which was constructed after they purchased the property and is not contributing. They stated the panels are black and flat mounted and are difficult to see from the street. They stated that their neighbors have no objection.

Ms. Callahan asked if they would be seeking tree removal. Ms. Redd stated that they would not, as they feel they will have sufficient exposure without removing trees.

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: December 13, 2016

A resolution to approve the proposed installation of roof mounted solar panels on south facing roof of detached garage at 42 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 not listed as contributing in the Glimmerglass Historic District Nomination Form;*
- *The proposed work meets the criteria under Section 300-26.E. (2)(c) and (5);*

Section 300-26 of the Zoning Law having been met with regards to the proposed work at 42 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 13th day of December, 2016, determine that the work at 42 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 on the motion had the following results:

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

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

75 Main Street (John Phillips for Otsego Lodge No. 138) – proposed replacement of asphalt shingle roof on rear shed (Pioneer Alley) with metal roof (no ZBA review needed)

Mr. Phillips noted that the current roof is badly in need of replacement (provided photos) and receive much damage due to falling ice from the main roof of the Lodge building.

He stated he is proposing a heavy gauge metal roof which will hold up better to the ice and will be keeping the trim boards. He stated he will repair underneath the roof.

Ms. Callahan stated that her concern was snow will fall more easily from a metal roof and land in the alley creating a safety issue. Mr. Phillips stated he would install ice guards and there is very little pitch to the roof.

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: December 13, 2016

A resolution to approve the proposed replacement of asphalt shingle roof on rear shed (Pioneer Alley) with metal roof at 75 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 meets the criteria under Section 300-26.E. (2)(b), (2)(c), (3)(a), and (3)(b);*

Section 300-26 of the Zoning Law having been met with regards to the proposed work at 75 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 13^h day of December, 2016, determine that the work at 75 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.

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

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

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

Energy Code Training to gain status as a Clean Energy Community – Ms. Gentile reviewed information regarding training that the ZEO and two additional members of one of the Zoning Boards would be asked to complete in order to meet one of the requirements of a Clean Energy Community in hopes of obtaining grant funding. She stated since she was approached by this she has spoken to a CEC representative and this may be something that may be more related to County Codes, as the training relates to buildings codes. She noted this is still in the research phase, but would like members to think about attending if it becomes necessary.

Unified Solar Permitting Process – Ms. Gentile stated that another aspect in becoming a Clean Energy Community would be a unified permitting process with the Village and County regarding permitting of solar projects. She stated one of the goals is a simplified application for ease of approval by both the Village and County.

Minutes – Mr. Sanford made a motion to accept the minutes of the November 8, 2016 meeting as submitted. Mr. Mershon seconded the motion and a vote had the following results:

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

Respectfully submitted,

Teri L. Barown, RMC
Village Administrator