

A regular meeting of the Zoning Board of Appeals of the Village of Cooperstown was held in the Village Office, 22 Main Street, Cooperstown, New York on January 7, 2014 at 5:00 pm. Members in attendance were Ruthe Ayres, Marcie Schwartzman and Susan Snell. Also in attendance was Zoning Enforcement Officer – Tavis Austin and Deputy Village Clerk – Jennifer Truax. Four members of the public were present.

Ms. Snell called the meeting to order at 5:25 p.m.

Regular Agenda

36 Delaware Street (Joseph Wyckoff) – Preliminary review for addition to the residential structure within the side yard setbacks

Ms. Snell reviewed the request for area variances in the side yard. She stated that the proposed garage would encroach into the setback by one foot on the south side of the property. She continued to state that in addition the applicant proposes to add a second story to the existing structure which is within the setback. She explained that the footprint will not change for the second story addition but the volume of encroachment will increase.

Ms. Snell asked the members of the board if they have any questions. There were no questions at this time.

Ms. Snell set a public hearing for 5 PM or as soon thereafter as possible on February 4, 2014.

16 Susquehanna Avenue (Arthur Newell) – Renewal of a Tourist Accommodation Permit

Ms. Snell reviewed the application to renew an existing tourist accommodation. She asked Mr. Austin if Mr. Newell was applying for renewal in the appropriate time frame.

Mr. Austin stated that the previous permit was issued exactly one year ago (January 2013).

Ms. Snell asked Mr. Austin if the parking as required and approved had been installed.

Mr. Austin stated that the parking has been approved. He further stated that there have been no complaints, issues or concerns with this tourist accommodation. He stated that this tourist accommodation is one where you wonder if the owners are actually renting the rooms due to the lack of activity and disturbances to the neighborhood.

Ms. Snell asked Mr. Newell to clarify the number of sleeping rooms in the tourist accommodation.

Mr. Newell stated that the rented portion of the home is the upstairs which is really one flat. He explained that there are two sleeping rooms but they are always rented as one unit due to the layout of the unit.

Ms. Snell asked if she correctly understood that there are only two rooms which could be used for sleeping rooms.

Mr. Newell confirmed that as correct.

