

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 February 2, 2016 at 5:00 pm. Members in attendance were Chair - Susan Snell, John Sansevere, and Marcie Schwartzman. Members Frank Leo, and Ron Streek were absent. Also in attendance was Deputy Village Clerk – Jennifer Truax. One member of the public were present.

Ms. Snell called the meeting to order at 5:00 p.m.

### **Regular Agenda**

**66 Susquehanna Avenue (Emily Cooperstein)** –Preliminary hearing for a special permit for a two sleeping room tourist accommodation

Ms. Snell reviewed the application for the two room tourist accommodation. She stated that a fire inspection has been scheduled. She stated that she is not sure if a certificate is provided immediately upon completion of the fire inspection or if Ms. Cooperstein will have to wait for that document but a copy of the certificate will need to be provided for the record.

Mr. Sansevere stated that upon completion of the fire inspection the inspector will provide the owner with a receipt that the inspection has been done and provide them with details of work that needs to be completed. Once any necessary work has been completed the certificate is issued, usually by mail.

Ms. Snell stated that the space proposed for the tourist accommodation appears to have been an accessory apartment at one time, with a separate entrance. She further stated that she met with Ms. Cooperstein and reviewed the requirements for a tourist accommodation, including that it be owner occupied and owner operated.

Mr. Sansevere stated that the main concern for the ZBA will be the required parking, other issues are handled by the fire inspection.

Ms. Snell stated that was correct but the interior layout is required for review when establishing “sleeping rooms”. She further reviewed the application and site plan. She stated that the site plan is not to scale which makes it difficult to see the area for required parking. Ms. Snell stated that the barn on the rear of the property is not accessible for parking but there is a large paved area to the rear of the residence which should easily accommodate the required parking. She asked Ms. Cooperstein to provide a plan that is to scale with the required parking spaces shown.

Mr. Sansevere asked how many parking space are required.

Ms. Snell stated four parking stalls are required two for the property owners and two additional, one for each sleeping room of the tourist accommodation.

The board reviewed the parking plan and asked Ms. Cooperstein to provide a scaled parking plan for the record prior to the public hearing.

Ms. Schwartzman stated that she would not be available for the regular March meeting as she would be out of town on March 1.

Mr. Sansevere stated that he believes that Mr. Leo will also be out of town on that date.

The board discussed changing the date of the March meeting. Possible dates include February 29 and March 2. A determination of the meeting date will be made within one week once details regarding Mr. Leo's and Mr. Streek's schedules have been confirmed.

A public hearing was set for the next ZBA meeting at 5 PM or as soon thereafter as possible.

**15 Leatherstocking Street (David Pearlman)** – Preliminary hearing for a special permit for a one sleeping room tourist accommodation

Ms. Snell reviewed the application for the tourist accommodation at 15 Leatherstocking Street. She stated that she has spoken with Mr. Pearlman and reviewed the legal requirements for a tourist accommodation.

The board reviewed the parking plan where three parking stalls will be required and concurred that there is adequate parking available.

Ms. Snell stated that a schematic of the residence which indicates the proposed sleeping room for the tourist accommodation is needed for the record.

A public hearing was set for the next ZBA meeting at 5 PM or as soon thereafter as possible.

### **Minutes**

Ms. Schwartzman made a motion to approve the minutes from the November 3, 2015 meeting as submitted. Motion seconded by Mr. Sansevere and a vote had the following results:

AYES: Sansevere, Schwartzman, Snell                      Motion carried.

Meeting adjourned at 5:16 PM

Respectfully Submitted,

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Jennifer Truax  
Deputy Village Clerk