



Mayor Katz provided the background regarding the adoption of the Planned Development District Law in 2015 and stated that if the Trustees do approve the concept of the Planned Development District for these properties it would still need to go through the process of the various boards involved.

Ms. Drerup reviewed the site plan and noted that the applicant has completed Part I of the EAF. She stated that this has gone to the Planning Board for a preliminary appearance.

Scott White, Bank of Cooperstown, stated that the bank first started 10 years ago and now has the largest market share in Cooperstown. He stated that has resulted in a need for additional parking. He stated he has secured an option to purchase the property adjacent to the bank and that demolition of the building has been approved by HPARB contingent upon obtaining the PDD designation.

He noted the various uses of the bank property including creamery, ice cream shop, car dealership and antique store with a residence in the rear of the property.

He stated the proposal is to take down 71 Chestnut Street and add 5 parking spaces and there would be less impermeable service than currently exists. He stated there would still only be one curb cut in and out.

It was noted that HPARB did approve the demolition as a non-contributing structure and the Trustees can set a public hearing for the Planned Development District designation if they choose and refer the application to the Planning Board for a recommendation to the Trustees.

Mr. Allstadt stated that he believes he should abstain as he does hold shares in the bank.

Dr. Falk made a motion to classify the action as Type I under SEQR due to the demolition of property, declare the Village Board of Trustees intent to act as lead agency with notice to HPARB, Planning Board and County Planning Board as involved agencies. Mayor Katz seconded the motion and a vote had the following results:

AYES: Tillapaugh, Falk, Dean, Maxson                      Motion carried.

Mr. Maxson made a motion to approve the concept of the Planned Development District at 71/73 Chestnut Street with referral to the Village Planning Board and County Planning Department and to set a public hearing for June 26, 2017 at 7:00 p.m. or as soon thereafter as can be heard.

**Planning Board recommendation for revisions to the Sign law – Sandwich Board signs.**

Mayor Katz noted that Trustees recommendations regarding sandwich board signs were referred to the Planning Board to provide a mechanism to allow in the business district in a manner that is safe, fair and protects the Village.

Dr. Falk stated that it does address the business district but leaves out the commercial district and asked if should include it in the language. She stated she feels restaurants and retail are noted are if there any others left out.

Mr. Berman stated that is permitted without application in the business district, and others could apply, or commercial could be added.

Mr. Dean stated that enacting this law could have unintended consequences and it should be a living document.

Mayor Katz noted that all laws should be living documents.

Mr. Berman stated that the Planning Board did discuss a two year pilot program. Mr. Allstadt stated he feels two years is short. Mayor Katz suggested starting with 3 years.

Mr. Berman stated that the sign is shown as an inverted V and should be two rectangular panels.

Ms. Tillapaugh stated that she feels that the Planning Board did an excellent job in putting together the draft law.

Ms. Tillapaugh made a motion to set a public hearing on the proposed local law for revisions to the sign law regarding sandwich board signs for June 26, 2017 at 7:00 p.m. Mr. Allstadt seconded the motion and a vote had the following results:

AYES: Tillapaugh, Falk, Dean, Maxson, Allstadt                      Motion carried.

**Public Hearing** - Mayor Katz stated that he would open the public hearing for Proposed Local Law No. 8 of 2017 to impose a moratorium on the acceptance of applications for special use permits for tourist accommodations by the Village of Cooperstown and on the granting of new special use permits for tourist accommodations by the Village of Cooperstown Zoning Board of Appeals and conduct a SEQR review of the proposed local law and asked Ms. Barown to read the public hearing notice.

Mayor Katz stated that this proposed law is to approve or not approve a moratorium on tourist accommodations. Mr. Tillapaugh noted that anyone who currently has an application in or is approved prior to a moratorium being imposed will still be able to operate their tourist accommodation as previously approved.

Mayor Katz stated that tonight's comments and discussion will not be regarding what changes may come to the Tourist Accommodation regulations.

Mayor Katz read the guidelines for public comment and opened the hearing at 7:05 p.m.

Gib Vincent, 67 Lake Street, stated that he urged the Trustees to consider the moratorium as a quality of life issue. He stated that Key West where he owns property faces the same issue as Cooperstown with weekly rentals. He stated that most of the year no one is there and the community is turning into a hotel and that the people renting on a weekly basis don't support the community. He stated that Key West froze weekly rentals and issued transient licenses to those already operating. He stated that they have faced legal challenges regarding this issue. He stated he would urge the Village to pass a moratorium and look at other communities for regulation examples.

Dottie Phillips, 9 Westridge Road, stated she would like the Trustees to pass the moratorium.

David Sanford, 37 Susquehanna Avenue, stated he is in favor of the moratorium as the original intent of the zoning law was to maintain the residential quality of the Village.

Patti Ashley, 78 Chestnut Street, stated that as a realtor she needs to balance the need to sell property and so she asked someone outside the Village how they feel about the situation and the response given was the people don't like to be told what they can do with their property. She stated if this individual lived in the Village and paid taxes they probably wouldn't want to be next door to short term rentals. She said she is in favor of the moratorium.

Veronica Seaver, 160 Main Street, stated she is in favor of the moratorium. She stated she feels there is insecurity for residents who live next to short-term rentals, as well as for those renting who don't know the house they are residing in on a short-term basis. She said she likes knowing who her neighbors are and hopes the 9 months is extended.

Bill Rigby, 73 Elm Street, stated he started a short-term rental 4 years ago and is required to be in the house when it is rented. He said there are no team parties allowed and he has no problem with being on site and feels he would suffer if he was away from the property.

He continued to state that he hopes that the time is used wisely to figure things out if the moratorium is passed and that it doesn't hurt people who use this as incidental income. He stated that he hopes the residents can access information about scheduled meetings on the subject and not have to read it in the papers.

Mary Marx, Pioneer Street, stated that additional accommodations have more stress on the Village infrastructure, which is already stressed and of great importance to residents. She said she is in favor of the moratorium.

Joanne Hubbell, Schoolhouse Road, Fly Creek, stated she doesn't feel a moratorium is necessary as the Village already has good guidelines in place. She stated that the money received by property owners for short-term rentals is put back into the property, assists with paying taxes and is only a few weeks a year. She stated that in Cooperstown there are only a few weeks a year to make money. She stated she feels that the laws and regulations in place are great and is scared what might change following a moratorium.

Karen Streck, 2 Fernleigh Drive, inquired if the special use permit for tourist accommodations goes to property or the owner. Mr. Tillapaugh stated that technically it goes to the property; however, the ZBA can put conditions on the special use permit and limit it to the owners. Mrs. Streck stated she is in favor of the moratorium and limiting the permit to the owners.

Margaret Savoie, Middlefield and owner of property in the Village, stated she feels that we need to represent the interest of the residents of the Village and need fairness with what happens to them. She said she agrees with Joanne that people do take pride in their property, but it is not just those who rent short-term. She stated that discussions have begun regarding this issue. She stated that seasonal rentals take away from people who need to rent year around and the Village is losing viable young people who have no place to live. She stated Dr. Falk had a good meeting regarding housing and that the moratorium would allow time to investigate.

Jim Potts, 14 Leatherstocking Street, stated he is not in favor of the moratorium. He said he rents his house short-term and uses the money to pay his taxes and doesn't want to be a bad neighbor. He stated that he lives next to a building that rents long term and has a history of multiple issues with the law and police coming to the building. He said he feels that the Village already has rules and procedures in place to keep things in line.

Roger MacMillan, 12 Main Street, stated that Margaret Savoie has a telling point regarding no housing for young people. He said he volunteers at the Hall of Fame and graduate students have no place to rent due to the short-term rentals. He stated for property owners it is a financial matter 500 a month rent vs. 1500 a week for short-term rentals. He said there is a surge of property being sold around the lake for this purpose. He said the Village of Milford has the same problem. He said 9 months is a good time to review the law.

Dan White, 59 Lake Street, stated he is in favor of the moratorium.

Robert Nelson, 20 Fair Street, stated he is a new resident to the Village and felt Ms. Savoie had great points in favor of the moratorium.

Carol Taylor, 1 Westridge Road, stated she is in favor of the moratorium.

Jim Potts asked the percentage of homes that are short-term rentals. Mrs. Gentile stated approximately 50 homes.

Hearing no further public comment, Mayor Katz closed the public hearing at 7:25 p.m. and asked for Trustee discussion.

Mr. Allstadt stated that Mr. Vincent's points were telling and feels we need to take a hard look at this now.

Mr. Maxson stated that the point of the moratorium is to take a look at the law.

Mr. Dean stated he agrees with those in support of the moratorium.

Dr. Falk stated she is in favor of the moratorium. She noted this past November the Trustees approved a comprehensive plan that requires us to think critically about affordable long-term housing for a variety of income levels.

Ms. Tillapaugh stated she is 100% in favor of the moratorium and doesn't feel it hurts to take 9 months to review it.

Mayor Katz stated that in 1989 the Tourist Accommodation law hit the books and that laws change and need to be reviewed from time to time.

Dr. Falk made a motion to declare the proposed Tourist Accommodation Moratorium law as a type II action under SEQR. Mr. Allstadt seconded the motion and a vote had the following results:

AYES: Tillapaugh, Falk, Dean, Maxson, Allstadt

Motion carried.

Dr. Falk made a motion to adopt Local Law No. 8 of 2017 to impose a moratorium on the acceptance of applications for special use permits for tourist accommodations by the Village of Cooperstown and on the granting of new special use permits for tourist accommodations by the Village of Cooperstown Zoning Board of Appeals amending the date of enactment under Section 3. A (ii) to May 22, 2017 with remaining language as submitted. Mr. Allstadt seconded the motion and a vote had the following results:

AYES: Tillapaugh, Falk, Dean, Maxson, Allstadt                      Motion carried.

Mayor Katz noted that a sub-committee will be established with members from Planning Board, ZBA and the Village Trustees. The meetings will be open to the public, but will be work sessions for the committee without public comment. He stated that the plan is that 3-4 months into the moratorium a Town Hall meeting will be set to present recommendations to solicit public comment. He stated that the meeting dates will be on the monthly meeting calendar website and those interested are also encouraged to call the Village office for confirmation of meetings scheduled.

Ms. Tillapaugh made a motion to accept the Zoning Official's Report as presented. Mr. Allstadt seconded the motion and a vote had the following results:

AYES: Tillapaugh, Falk, Dean, Maxson, Allstadt                      Motion carried.

**Permits:**

Dr. Falk made a motion to approve the permit application of the Cooperstown Veteran's Club for the Memorial Day Parade as submitted. Ms. Tillapaugh seconded the motion and a vote had the following results:

AYES: Tillapaugh, Falk, Dean, Maxson, Allstadt                      Motion carried.

Ms. Tillapaugh made a motion to approve the permit application of the Susquehanna Bass Tournament association with advisement of new parking regulations for Fish Road. Dr. Falk seconded the motion and a vote had the following results:

AYES: Tillapaugh, Falk, Dean, Maxson, Allstadt                      Motion carried.

Dr. Falk made a motion to approve the application for the Pioneer Street Block Party as submitted. Mr. Allstadt seconded the motion and a vote had the following results:

AYES: Tillapaugh, Falk, Dean, Maxson, Allstadt                      Motion carried.

Dr. Falk made a motion to approve the permit application for Girls on the Run event as submitted. Ms. Tillapaugh seconded the motion and a vote had the following results:

AYES: Tillapaugh, Falk, Dean, Maxson, Allstadt                      Motion carried.

Dr. Falk made a motion to approve the permit application for use of the Fire Hall meeting room by the Cooperstown Community Band as submitted. Ms. Tillapaugh seconded the motion and a vote had the following results:

AYES: Tillapaugh, Falk, Dean, Maxson, Allstadt Motion carried.

Dr. Falk made a motion to approve the outdoor eating area application submitted by Delaney's Ice Cream Shoppe, Inc. contingent upon providing the Administrator with seating area diagram. Ms. Tillapaugh seconded the motion and a vote had the following results:

AYES: Tillapaugh, Falk, Dean, Maxson, Allstadt Motion carried.

Dr. Falk made a motion to approve the outdoor eating area application submitted by Sal's Pizzeria. Mr. Allstadt seconded the motion and a vote had the following results:

AYES: Tillapaugh, Falk, Dean, Maxson, Allstadt Motion carried.

Mr. Allstadt made a motion to approve the hawking, peddling and soliciting application submitted by Doubleday Batting Range. Ms. Tillapaugh seconded the motion and a vote had the following results:

AYES: Tillapaugh, Falk, Dean, Maxson, Allstadt Motion carried.

**Police Committee** – A copy of the May minutes was provided in the Trustee packets.

Following discussion, Ms. Tillapaugh made a motion to authorize the Chief to apply for a COPS hiring grant. Dr. Falk seconded the motion and a vote had the following results:

AYES: Tillapaugh, Falk, Dean, Maxson, Allstadt Motion carried.

**Fire Committee** – A copy of the May minutes was provided to the Trustees via email.

Ms. Tillapaugh made a motion to accept the Police Committee and Fire Committee reports as submitted. Mr. Allstadt seconded the motion and a vote had the following results:

AYES: Tillapaugh, Falk, Dean, Maxson, Allstadt Motion carried.

**Doubleday Field Committee** – A copy of the May committee report was provided in the Trustee packets.

Mr. Maxson made a motion to reject the proposal received by the Cooperstown Chamber of Commerce for field rental and game scheduling. Dr. Falk seconded the motion and a vote had the following results:

AYES: Tillapaugh, Falk, Dean, Maxson, Allstadt Motion carried.

Mr. Maxson stated that following the meeting Mr. Hasak was able to get the scoreboard working and he is obtaining quotes on a replacement.

It was noted that the Fowler Tournament was a rainout for this year.

Ms. Tillapaugh made a motion to accept the \$500 Community Events Grant from Otsego County obtained to show a movie at Doubleday Field this summer. Mr. Maxson seconded the motion and a vote had the following results:

AYES: Tillapaugh, Falk, Dean, Maxson, Allstadt Motion carried.

Ms. Tillapaugh made a motion to accept the Doubleday Field Committee report as submitted. Mr. Maxson seconded the motion and a vote had the following results:

AYES: Tillapaugh, Falk, Dean, Maxson, Allstadt Motion carried.

**Streets Committee** – A copy of the May committee minutes was provided in the Trustee packets.

**Trolleys** - Dr. Falk noted that trolley season begins this weekend. We should receive our new shelters in 3 – 4 weeks, which will then need assembly and installation at the red and yellow lots. Redpoint Builders provided the low quote and will be contracting for the installation through the County.

Dr. Falk noted that she and Ms. Barown meet with a representative of This is Cooperstown to review trolley operations for 2017 so that they can provide accurate information to their customers.

**Paid Parking** – Dr. Falk stated that ATI has serviced the meters and paid parking begins this Saturday.

It was discussed that the two hour time limit is not enforced due to manpower constraints over Induction weekend for those streets that still allow parking that weekend. Dr. Falk stated that the committee discussed placing signage on those streets as well as at the entrances of the Village noting that information so that drivers can park rather than circle looking for all day spaces.

Dr. Falk stated that the EV Charger grant in the amount of \$16,000 was awarded to the Village for the installation of two chargers in Doubleday Field parking lot.

Dr. Falk stated she hasn't yet received word regarding an award for the tree inventory grant.

She stated that the Village did look into cost of placing conduit for underground utilities, however, it has been determined that a 1 million cost for this would be prohibitive, so that will not be included in the Pioneer Street Reconstruction project.

She noted that the guard rail on Mill Street will be replaced; street milling will begin May 30 with paving to follow the 1<sup>st</sup> week in June.

Ms. Tillapaugh made a motion to accept the Streets Committee report as presented. Mr. Allstadt seconded the motion and a vote had the following results:

AYES: Tillapaugh, Falk, Dean, Maxson, Allstadt Motion carried.

**Buildings Committee** – A copy of the May committee report was provided in the Trustee packets.



Ms. Tillapaugh made a motion to authorize a transfer of \$11,880 from A5110-410 to A5112-440 for replacement of guide rail on Mill Street. Mr. Allstadt seconded the motion and a vote had the following results:

AYES: Tillapaugh, Falk, Dean, Maxson, Allstadt Motion carried.

**Buildings:**

Ms. Tillapaugh made a motion to authorize acceptance of a proposal from Tisdell Association for an amount not to exceed \$6200 for preparation of bid specifications for a new boiler to include observation of the project. Mr. Allstadt seconded the motion and a vote had the following results:

AYES: Tillapaugh, Falk, Dean, Maxson, Allstadt Motion carried.

**Parks:**

Ms. Tillapaugh made a motion to authorize installation of a new shower at Fairy Spring in the caretaker cottage in an amount not to exceed \$700. Mr. Allstadt seconded the motion and a vote had the following results:

AYES: Tillapaugh, Falk, Dean, Maxson, Allstadt Motion carried.

**Police:**

Ms. Tillapaugh made a motion to authorize the replacement of the laptop computer in one of the police vehicles transferring \$1500 from A3120-401 to A3120-200. Dr. Falk seconded the motion and a vote had the following results:

AYES: Tillapaugh, Falk, Dean, Maxson, Allstadt Motion carried.

**Personnel:**

Ms. Tillapaugh made a motion to approve the following conference and training requests:

- Thomas Kukenberger – SENYWWC Sidney, NY 6/8/2017
- ii. Debra Guerin – Introduction to Government Accounting  
Big Flats, NY Oct 17-19, 2017
- iii. Debra Guerin – Accounting Principles and Procedures  
Colonie, NY Nov 14-16, 2017

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

AYES: Tillapaugh, Falk, Dean, Maxson, Allstadt Motion carried.

Trustees reviewed year end sick leave bank donations, overtime report for payrolls 87 and 88 and hours of leave report for April 2017.

Ms. Tillapaugh made a motion to approve the abstracts and transfer submitted by the Treasurer on May 18, 2017 and on file with the original minutes. Mr. Allstadt seconded the motion and a vote had the following results:

AYES: Tillapaugh, Falk, Dean, Maxson, Allstadt Motion carried.

Dr. Falk made a motion to accept the Finance and Personnel Committee report as presented. Mr. Allstadt seconded the motion and a vote had the following results:

AYES: Tillapaugh, Falk, Dean, Maxson, Allstadt Motion carried.

### **Administrator's Report:**

Ms. Barown provided a letter received from New York State Department of Transportation showing that the Village of Cooperstown is in compliance with the Title VI regulations following the submittal of various documents to them.

Ms. Tillapaugh made a motion to approve the following seasonal appointments:

Tae Livermore, Lifeguard, \$11.25 per hour, effective 5/26/17 – 9/4/17  
Colin Wilcox, Lifeguard, \$11.25 per hour, effective 5/26/17 – 9/4/17  
Max Henrichs, Lifeguard, \$10.25 per hour, effective 5/26/17 – 9/4/17  
Joshua Geci, Lifeguard, \$9.50 per hour, effective 5/26/17 – 9/4/17  
Alina Bischof, Lifeguard, \$10.25 per hour, effective 5/26/17 – 9/4/17  
Philip Wasson, Lifeguard, \$11.25 per hour, effective 5/26/17 – 9/4/17  
Matilda Francis, Lifeguard, \$10.25 per hour, effective 5/26/17 – 9/4/17  
Daniel Francis, Lifeguard, \$10.25 per hour, effective 5/26/17 – 9/4/17  
Delilah Griger, Lifeguard, \$10.25 per hour, effective 5/26/17 – 9/4/17  
Eden Griger, Lifeguard, \$10.25 per hour, effective 5/26/17 – 9/4/17  
Tessa Griger, Lifeguard, \$11.25 per hour, effective 5/26/17 – 9/4/17  
Kyle Amsden, Lifeguard, \$11.25 per hour, effective 5/26/17 – 9/4/17  
Alisa Davine, Lifeguard, \$11.25 per hour, effective 5/26/17 – 9/4/17

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

AYES: Tillapaugh, Falk, Dean, Maxson, Allstadt Motion carried.

**Watershed Supervisory Committee** – A copy of the May committee minutes and status report was provided in the Trustee packets.

**Economic Development and Sustainability Committee** – A copy of the May committee minutes was provided in the Trustee packets.

Dr. Falk noted that there will be a meeting next week to discuss the conversion of street lights to LED.

Dr. Falk stated that the second round of funding is being released for the Downtown Revitalization funding and submitting will put us in line for additional points.

Dr. Falk made a motion to submit an application for DRI funding. Mr. Allstadt seconded the motion and a vote had the following results:

AYES: Tillapaugh, Falk, Dean, Maxson, Allstadt                      Motion carried.

Dr. Falk also noted that the committee discussed various projects for potential CFA funding submission.

Dr. Falk stated that the committee is putting together information related to the housing discussion to have Planning Board consider.

Ms. Tillapaugh made a motion to accept the Economic Development and Sustainability Committee report as presented. Mr. Allstadt seconded the motion and a vote had the following results:

AYES: Tillapaugh, Falk, Dean, Maxson, Allstadt                      Motion carried.

**Parks Board-** A copy of the May Parks Board minutes was provided in the Trustee packets.

Ms. Tillapaugh stated that due to heavy rains there has been some channeling and dirt loss in the dirt slope of the retaining wall. Ms. Barown will check with Mr. Novak to ensure it is safe to open Memorial Day Weekend.

Mr. Allstadt made a motion to accept the Parks Board report as submitted. Dr. Falk seconded the motion and a vote had the following results:

AYES: Tillapaugh, Falk, Dean, Maxson, Allstadt                      Motion carried.

**Water and Sewer Board** – A copy of the Water and Sewer Board minutes for May was provided in the Trustee packets.

Mr. Maxson made a motion to authorize renewal of the agreement with the Biological Field Station for wetlands monitoring. Ms. Tillapaugh seconded the motion and a vote had the following results:

AYES: Tillapaugh, Dean, Maxson, Allstadt    ABSTAIN: Falk                      Motion carried.

Mayor Katz made a motion to adjourn to executive session at 8:45 p.m. to discuss the work history of a particular individual and contract negotiation. Ms. Tillapaugh seconded the motion and a vote had the following results:

AYES: Tillapaugh, Falk, Dean, Maxson, Allstadt                      Motion carried.

Ms. Tillapaugh made a motion to return to regular session at 9:25 p.m. Dr. Falk seconded the motion and a vote had the following results:

AYES: Tillapaugh, Falk, Dean, Maxson, Allstadt                      Motion carried.

Mayor Katz made a motion to appoint Debra Guerin to the position of Village Treasurer/Tax Collector, effective May 23, 2017 with a one year probationary period and subject or reappointment

March 31, 2018 at a salary of \$46,000. Mr. Allstadt seconded the motion and a vote had the following results:

AYES: Tillapaugh, Falk, Dean, Maxson, Allstadt Motion carried.

Ms. Tillapaugh made a motion to advertise the full-time position of Deputy Clerk-Treasurer. Dr. Falk seconded the motion.

Discussion occurred regarding instituting a specific timeframe that the position will be assigned to the Clerk's Office and to the Treasurer's Office.

A vote on the motion had the following results:

AYES: Tillapaugh, Falk, Dean, Maxson, Allstadt Motion carried.

Mayor Katz made a motion to adjourn the meeting at 9:32 p.m. Mr. Allstadt seconded the motion and a vote had the following results:

AYES: Tillapaugh, Falk, Dean, Maxson, Allstadt Motion carried.

Respectfully submitted,

Teri L. Barown, RMC  
Village Administrator, Village of Cooperstown