

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, JUNE 13, 2017**.

**IN ATTENDANCE:**

- **Members Present:**
  - Chair – Liz Callahan / Mark Mershon / David Sanford / Roger MacMillan / Alternate – Gary Kiss
- **Members Absent:**
  - Brian Alexander
- **Others:**
  - Zoning Enforcement Officer-Jane Gentile / Clerk PT – Mikal Sky-Shrewsberry
  - 10 members of the public

**CALL TO ORDER**

- Liz Callahan Called The Meeting To Order at **5:02 PM**

**PUBLIC HEARING (0 ITEMS)**

**REGULAR AGENDA (15 ITEMS)**

**1. 45 DELAWARE STREET (JOSH EDMUNDS, SIMPLE INTEGRITY/OWNER)**

- (a) Changed To Different Date

**2. 8 CHESTNUT STREET (DAVID DENNIN)**

- (a) Proposed Enclosed Side Porch (No ZBA Review Needed)

- **DESCRIPTION**

- This is the 2nd appearance before HPARB
  - Returning with additional detail as requested by HPARB re:
    - Materials, accurate construction measurements and details of the windows and doors to be used
    - Measurements, details and drawings about the roof construction and materials, including the pitch of the roof and how it will tie into the existing roof
  - For full scope of project / original discussion see: HPARB minutes - May 9, 2017

- **DISCUSSION**

- Standing Seam Metal Roof
  - Pitch to be: 3/12 or 4/12
    - Roof to tie into existing house roof about halfway up
      - See Drawing: Page 39/Figure 10 (on file)
    - Roof Material Specs: Gray #725 / Imperial Rib (copy of brochure on file)
- Doors
  - Using fixed doors around entire structure instead of windows
    - Not using reclaimed windows or doors as originally proposed
    - (1) set of French Doors + (3) single doors
    - (1) single door swings open
    - All doors the same style
  - Door Specs: Simpson Door / Style 37015 / French SDL (see printout on file)
- Deck
  - Pressure treated / Exposed / On Piers

- **MOTION**

- o *Action of:* The Village of Cooperstown, Historic Preservation and Architectural Review Board
- o *Made By:* **David Sanford** / *Seconded:* **Mark Mershon**
- o *Resolution Date:* **June 13, 2017**
- o *Resolution:*

***A RESOLUTION TO APPROVE the CONSTRUCTION OF THE ENCLOSED SIDE PORCH at 8 CHESTNUT STREET, Cooperstown, NY as proposed***

*WHEREAS the Historic Preservation and Architectural Review Board has made the following findings of fact concerning the proposed application:*

- ***Public Hearing: NOT Required***
- ***Requirements of SEQRA: MET***
- ***Listing on the Glimmerglass Historic Nomination Form: CONTRIBUTING***
- ***Proposed work meets the criteria for appropriateness under Section 300-26.E. (2)(a)(b)(c) / (3)(a)***

*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 JUNE, 2017, determine that the work for 8 CHESTNUT ST, 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.*

- *Vote:*
  - o **Ayes (5):**
    - Sanford / Callahan / Mershon / MacMillan / Kiss
  - o **Nays (0):**
  - o **MOTION CARRIED**
- o *Alteration Type:*
  - The Board determined this to be a **MINOR ALTERATION** for reporting purposes

### 3. 8 GROVE STREET (GEORGE BERRIAN)

(a) Proposed Demolition Of Front Porch (No ZBA Review Needed)

- **NOTE**

- o Addressed out of sequence – the applicant was not present

- **PRESENT/PARTICIPATING:**

- o The owner did not have a representative attending

- **DESCRIPTION:**

- o **Jane Gentile, ZEO** stated the owner is
  - Only seeking permission to demolish the front porch
  - Understands there are concerns about the replacement materials but wants to address that in the future

- **DISCUSSION:**

- **Liz Callahan (HPARB Chair)** stated that the existing front porch
  - o Is not historic
  - o Is not significant
  - o Approval to demolish it would be granted with the understanding the owner/applicant will get approval for then final design and materials before building a replacement structure

- **MOTION**

- o *Action of:* The Village of Cooperstown, Historic Preservation and Architectural Review Board
- o *Made By:* **David Sanford** / *Seconded:* **Gary Kiss**
- o *Resolution Date:* **June 13, 2017**

- o *Resolution:*
  - A RESOLUTION TO APPROVE** the proposed **DEMOLITION OF THE FRONT PORCH** at **8 GROVE STREET**, Cooperstown, NY as submitted
- o *Vote:*
  - **Ayes (5):**
    - o Sanford / Callahan / MacMillan / Kiss / Mershon
  - **Nays (0):**
  - **Abstentions (0):**
  - **MOTION CARRIED**
- o *Alteration Type:*
  - The Board determined this to be a **MINOR ALTERATION** for reporting purposes

#### 4. 143 COUNTY HIGHWAY 31 (SALLY SHARKEY AND JOSEPH AYERS)

(a) Proposed Enclosure Of Open Alcove With Reuse Of Existing Windows And Siding (No ZBA Review Needed)

- **DESCRIPTION:**
  - o Enclosed space will be created by
    - Reclaiming space under the existing roof line
    - Removing bushes currently in that location
    - Pushing the alcove forward
    - Placing a footer under the wall
  - o Will use existing siding and windows
  - o Drawings were presented and are on file
- **DISCUSSION:**
  - o Is application complete? (Inquiry by Liz Callahan)
    - **Liz Callahan** stated
      - o Not sure all needed drawings are on file
    - **Jane Gentile, ZEO**
      - o Stated the applicant had provided the info Ms. Gentile had deemed adequate for the project
      - o Went over the info on file and explained her decision
      - o Took responsibility for the information that had/had not been included
  - o Everyone on HPARB board stated they were comfortable with the proposal
- **MOTION**
  - o *Action of:* The Village of Cooperstown, Historic Preservation and Architectural Review Board
  - o *Made by:* **Mark Mershon** / *Seconded:* **Gary Kiss**
  - o *Resolution Date:* **June 13, 2017**
  - o *Resolution:*

**A RESOLUTION TO APPROVE** the **PROPOSED ENCLOSURE OF THE OPEN ALCOVE** at **143 COUNTY HIGHWAY 31**, Cooperstown, NY

*WHEREAS the Historic Preservation and Architectural Review Board has made the following findings of fact concerning the proposed application:*

- **Public Hearing: NOT Required**
- **Requirements of SEQRA: MET**
- **Listing on the Glimmerglass Historic Nomination Form: NON-CONTRIBUTING**
- **Proposed work meets the criteria for appropriateness under Section 300-26.E. (2)(b) / (3)(a)(c)**

*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 JUNE, 2017, determine that the work for 143 COUNTY HIGHWAY 31, 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.*

- o Vote:
  - **Ayes (5):**
    - o Sanford / Callahan / MacMillan / Mershon / Kiss
  - **Nays (0)**
  - **MOTION CARRIED**
- o *Alteration Type:*
  - The Board determined this to be a **MINOR ALTERATION** for reporting purposes

#### 5. 5 RAILROAD AVENUE (MARY AND ALVA WELCH)

(a) Proposed Three (3) Rail Wood Fence Along Back Property Line (64' Long) (No ZBA Review Needed)

- **NOTE**
  - o Addressed out of sequence – the applicant was not present
- **PRESENT/PARTICIPATING**
  - o Applicants
    - Did not attend the meeting
  - o Becky Davidson
    - Asked to speak regarding negative potential impact of the proposed fence on family home which is located next door
- **NEIGHBOR'S IMPACT STATEMENT/REQUEST**
  - o **NOTE**
    - Liz Callahan (HPARB Chair) granted Becky Davidson permission to speak although it was not a public hearing
  - o **Becky Davidson's description re: negative potential impact of fence**
    - Drive through driveway since 1910
    - Primary egress for nephew's family
    - Stated that it would create accessibility and safety problems (Access for 911 vehicles / ADA wheelchair accessibility )
    - **Stated her lawyer said they may have rights to a PRESCRIPTIVE EASEMENT because their family has used it as a driveway for >= 10 years**
    - Submitted photos of the property
  - o **Becky Davidson REQUESTED HPARB TABLE the VOTE until a legal decision has been rendered re: right to put up the fence**
    - HPARB board stated
      - o They approve materials /HPARB has NO say in the location of the fence
    - Because applicant was not present HPARB tabled complete discussion until later in the meeting
- **DISCUSSION**
  - o **NOTE**
    - Full discussion was held until after all other applications on the agenda had been addressed
  - o **Should decision be tabled as requested by Becky Davidson?**
    - Shared access
      - o 5 Railroad is being used as access by Becky's family members who currently live in the barn on the neighboring property
      - o Liz Callahan stated
        - "It does appear to be a right of way that has a long standing as a shared driveway"
        - Assumed it had little use until adults moved into the barn
      - o Gary Kiss stated

- His concern is “Will the fence block them from getting out of the house?”
    - o HPARB members responded that that issue was not relevant to an HPARB decision
  - o Jane Gentile (ZEO) stated
    - Becky Davidson’s family did not have adequate parking for additional tenancy on the property (when they started using the barn)
    - They chose to address the problem by utilizing the shared drive instead of modifying the property
  - o Summary of opinion given by Village attorney (Martin Tillapaugh) in discussion previous to the meeting
    - HPARB has every right to approve materials
    - HPARB’s approval of materials is independent of the Davidson’s right to contest the building of the fence
    - If needed, the courts will be the ones to provide the remedy
  - **Impact on applicants’ timeline**
    - o **Liz Callahan (HPARB Chair)**
      - Inquired how soon applicants could build the fence if a decision was made in their favor
    - o **Jane Gentile (ZEO)** stated
      - They could build immediately
      - It would be up to the court to have the fence removed
  - **Right to table vote**
    - o Liz Callahan stated she did not think HPARB could table the vote because the only rationale for tabling involved issues that were outside of HPARB’s purview
  - **MOTION**
    - o *Action of:* The Village of Cooperstown, Historic Preservation and Architectural Review Board
    - o *Made by:* **Mark Mershon** / *Seconded:* **David Sanford**
    - o *Resolution Date:* **June 13, 2017**
    - o *Resolution:*

***A RESOLUTION TO APPROVE*** the proposed **FENCING MATERIALS FOR THE THREE-RAIL WOOD FENCE TO BE BUILT ALONG THE BACK PROPERTY LINE at 5 RAILROAD Ave, Cooperstown, NY**

*WHEREAS the Historic Preservation and Architectural Review Board has made the following findings of fact concerning the proposed application:*

      - Public Hearing: **IS NOT REQUIRED**
      - Requirements of **SEQRA: MET**
      - Listing on the Glimmerglass Historic Nomination Form: **CONTRIBUTING**
      - Proposed work meets the criteria for appropriateness under **Section 300-26.E. (2)(c) / (3)(a)(b)**    - ***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 JUNE, 2017, determine that the work for 5 RAILROAD AVE, 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.***
  - o *Vote:*
    - **Ayes (5):**
      - o Sanford / Callahan / MacMillan / Mershon / Kiss
    - **Nays (0):**
    - **MOTION CARRIED**
  - o *Alteration Type:*
    - The Board determined this to be a **MINOR ALTERATION** for reporting purposes
- **NEXT STEPS:**
  - o Jane Gentile (ZEO) will notify applicants that Becky Davidson has expressed concerns regarding the building of the proposed fence

(a) Proposed Front Porch Extension (No ZBA Review Needed)

- **NOTE**
  - o Addressed out of sequence – the applicant was not present at the time it originally came up on the agenda
- **PRESENT/PARTICIPATING:**
  - o Jon McManus, McManus Engineering
- **DESCRIPTION:**
  - o **Plans remain unchanged from what was submitted on the application**
    - Similar to porch built by McManus Engineering on Grove Street last year
    - Middle roof line remains the same
    - Will be framed out
      - o Increasing distance it extends out to 7.5 feet (originally 4 feet)
      - o Putting gable on that will match the pitches on the side of the house (the gable end)
  - o **Contractor switched some materials from those on original application**
    - Submitted Plan: Rev-1 (old plan is Rev-0)
    - All proposed materials have been approved for other houses in the Village
    - New proposed materials:
      - o Rez decking in gray (submitted info for file)
      - o Paintable square PVC
        - To be painted in gray
        - Original application: Square wood spindles
    - Everything other than spindles and decking will be white
- **DISCUSSION:**
  - o **Jon McManus stated all they are really doing is**
    - Extending the porch out a little
    - Dressing it up a little bit
  - o **Liz Callahan (HPARB Chair) stated**
    - It is pretty cut and dry
    - Not listed as a contributing structure
  - o **Skirting**
    - Paintable PVC
    - Similar to skirting proposed for porch extension on Grove Street except 114 Pioneer will be ½” PVC board with a 1 x 5 trim to box it out (sold at Bruce Hall)
  - o Liz Callahan and David Sanford stated
    - It will add charm and character
- **MOTION**
  - o *Action of:* The Village of Cooperstown, Historic Preservation and Architectural Review Board
  - o *Made By:* **David Sanford** / *Seconded:* **Gary Kiss**
  - o *Resolution Date:* June 13, 2017
  - o *Resolution:*

**A RESOLUTION TO APPROVE the FRONT PORCH EXTENSION at 114 PIONEER STREET, Cooperstown, NY as proposed.**

*WHEREAS the Historic Preservation and Architectural Review Board has made the following findings of fact concerning the proposed application:*

    - **Public Hearing: NOT Required**
    - *Requirements of SEQRA:* **MET**
    - **Listing on Glimmerglass Historic Nomination Form: NON-CONTRIBUTING**
    - *Proposed work meets the criteria for appropriateness under Section 300-26.E. (2)(c) /(3)(a)(b)*

*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 JUNE, 2017, determine that the work for 114 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.*

- o Vote:
  - **Ayes (5):**
    - o Sanford / Callahan / MacMillan / Kiss / Mershon
  - **Nays (0)**
  - **Abstentions (0):**
  - **MOTION CARRIED**
- o Alteration Type:
  - The Board determined this to be a **MINOR ALTERATION** for reporting purposes

**7. 92 LAKE STREET (Bill Lusk and Jon McManus, McManus Engineering)**

**(a) Proposed Front Porch Column Replacement**

**(b) Proposed Extension Of Eaves On Porch To Match Main Roof**

**(c) Proposed Decking Replacement With Material In Kind**

**(d) Proposed Replacement Of Asphalt Shingle Roof With Material In Kind (No Zba Review Needed)**

- **PRESENT/PARTICIPATING:**
  - o Bill Lusk / Jon McManus, McManus Engineering
- **DESCRIPTION:**
  - o Proposing to replace front porch in kind with a few minor changes
  - o Roof
    - Entire existing asphalt shingle roof to be removed and replaced using in-kind material
    - Edge of roof to be extended to align with existing roof
    - Slope of roof to be continued straight down
      - o Soffit height will change apx 1-2 inches in order to match pitch
      - o Will create a return
      - o Jon McManus stated that the change in pitch will be very minimal
  - o Deck
    - to be replace in kind
  - o Columns
    - Existing columns to be removed and replaced with Perma Columns
- **DISCUSSION:**
  - o Replacing vs Preserving Columns and Trim
    - **Liz Callahan (HPARB Chair)** stated
      - o She is concerned about the proposed replacement of columns
      - o Trim board and 19<sup>th</sup> century columns are significant mentioned in the Historic Register Nomination
      - o It would be ideal to keep original columns and trim if at all possible because so many other original features had already been lost
        - They were not being singled out for this request / There was at least one other project in the Village where HPARB had requested that the columns be maintained
    - o Replacements/Replication
      - The replacement columns that are be proposed are appropriate to the house's scale and style
      - HPARB requests that the applicant maintain or replicate the existing columns instead of using a new style for both the columns and the trim board
  - **David Sanford** stated
    - o He had replicated the porch on his own house based on a photo taken in the late 1800s
    - o It was similar to what HPARB was asking of the applicants

- **David Sanford and Mark Mershon** both stated
  - o Existing columns are significant to the style of the house
- **John McManus** stated
  - o Existing trim is in very poor shape
    - Will need to be replaced
  - o Columns have significant structural issues and cannot be restored
    - Will need to be entirely rebuilt
- **Bill Lusk** stated
  - o Existing porch is a poorly added-on feature
  - o If HPARB requires him to keep the existing columns and trim board he will drop the whole project (they are ugly)
- o **Submission of Drawings/Photos**
  - **Liz Callahan (HPARB Chair)** stated
    - o Submitted photos are not sufficient because they only show existing structure
      - HPARB needs to see what is being proposed
    - o An example of where a drawing would helpful is showing how they intend to address the roof
      - Unclear if the roof will be removed and the hump will be taken out
    - o The 3 written lines do not provide enough info
    - o She requests Jon McManus provide drawings for any future applications and before the work starts on this project
      - “Give it the grandmother test” / “We don’t always understand what you are thinking”
  - **Jon McManus** stated
    - o He did not feel it was worth the expense of creating a 3-D drawing
      - He feels showing construction in the actual intended location is not necessary when there is a photo of similar existing construction that gives a good idea of what it will look like
  - **David Sanford** asked
    - o Can HPARB stipulate that they provide a picture after the work starts?
  - **Liz Callahan (HPARB Chair)** stated
    - o County Code drawings would be sufficient
- o **Deck**
  - **Jon McManus** stated
    - o Material under the deck will remain stone
    - o Deck will have structural improvements but they will not be visible
    - o Proposing to use pine/cedar
      - Existing deck is pine
- o **Return on Roof**
  - **David Sanford** asked what the return will look like
  - **Jon McManus** stated
    - o Return will be exactly as in the photo
    - o Will be even with the edge of the house
    - o Triangle area above will have siding to match
- o **Replacement Materials / Structural Requirements for Columns**
  - **Jon McManus** stated
    - o Appearance of columns can be replicated but will require different materials from existing to meet code
      - Using wood to recreate the columns is problematic for structural reasons
      - Square wood stock would need to be replaced with square painted metal
      - Decorative elements can be recreated
      - All dimensions would be maintained as close as possible
    - o If the owner decides to remove the columns they will provide all dimensions, drawings and other required documentation

- **Liz Callahan (HPARB Chair)** stated
  - o Photo shows there used to be a railing that is no longer there
    - Wondered if it might have added structural stability

- **MOTION**

- o *Action of:* The Village of Cooperstown, Historic Preservation and Architectural Review Board
- o *Made By:* **David Sanford** / *Seconded:* **Mark Mershon**
- o *Resolution Date:* **June 13, 2017**
- o *Resolution:*

*A RESOLUTION TO APPROVE the proposed work at 92 LAKE STREET, Cooperstown, NY as follows:*

- (a) **FRONT PORCH COLUMN REPLACEMENT**
- (b) **EXTENSION OF EAVES ON PORCH TO MATCH MAIN ROOF**
- (c) **DECKING REPLACEMENT WITH MATERIAL IN KIND**
- (d) **REPLACEMENT OF ASPHALT SHINGLE ROOF WITH MATERIAL IN KIND**

*CONTINGENT on the following conditions:*

- (a) **THE ORIGINAL PORCH COLUMNS TO REMAIN OR TO BE REPLICATED WITH STRUCTURAL MATERIALS TO MATCH EXISTING APPEARANCE**
- (b) **COUNTY PERMIT SUBMISSION DRAWING TO BE FILED WITH VILLAGE INCLUDING FINAL MATERIAL LIST**

*WHEREAS the Historic Preservation and Architectural Review Board has made the following findings of fact concerning the proposed application:*

- **Public Hearing: NOT Required**
- *Requirements of SEQRA: MET*
- **Listing on Glimmerglass Historic Nomination Form: CONTRIBUTING**
- Proposed work meets the criteria for appropriateness under **Section 300-26.E. (2)(a)(b)(c) / (3)(a)(b)(e)**

*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 JUNE, 2017, determine that the work for 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.*

- o *Vote :*
  - **Ayes (5):**
    - o Sanford / Callahan / MacMillan / Kiss / Mershon
  - **Nays (0)**
  - **Abstentions (0):**
  - **MOTION CARRIED**
- o **Alteration Type**
  - The Board determined this to be a **MINOR ALTERATION** for reporting purposes

**8. 28 LEATHERSTOCKING STREET (Rebecca, Will and Marissa Davidson)**

(a) Proposed Widows As Indicated On Second Floor (No ZBA Review Needed)

- **PRESENT/PARTICIPATING:**
  - o The Davidsons
- **DESCRIPTION:**
  - o Balloon Framing
  - o Door in photo has already been removed
    - Removed door was saved intact
    - Owners offered to rehang the door to recreate the original "look" but the door would not be functional

- o Existing window materials
  - (2) vinyl windows on 1<sup>st</sup> floor
  - All other existing windows are cedar
- o Adding 4 windows to the 2<sup>nd</sup> floor
  - 36 inch rough opening to meet egress requirements
  - (2) windows on Leatherstocking Street /(2) windows on Main Street
  - Proposed material is vinyl (exactly like the 2 already installed)
  - 4 over 4
- o Window on Leatherstocking side being replaced with a door
  - Thermatru Door / 6 over 6
- o Planning to replace siding at a later date
- o Door on the Railroad side will be retained but will not be the main entrance
- **DISCUSSION:**
  - o **Windows**
    - **Liz Callahan (HPARB Chair)** stated
      - o HPARB generally does NOT approve the use of vinyl
      - o Existing vinyl windows were installed without HPARB approval
    - **Will Davidson** stated
      - o Fiberglass and wood windows do not work with the egress size requirements in the balloon framing
        - Wood windows are 41 inches – much larger than the 36 inches required by the balloon framing
      - o Hoping to match windows that were already replaced
  - o **Door**
    - **Will Davidson** stated
      - o The door in the photo was added using Photoshop
      - o The image is NOT an accurate representation
    - **David Sanford** stated
      - o PhotoShopped images are not useful
    - **NOTE:** *Image of doors and windows removed from file because it was not an accurate representation of what will actually be installed*
  - o **Dave Sanford / Gary Kiss** stated
    - They do not have a problem with the proposed materials because it is so far out of site
  - o **Future work**
    - **Will Davidson** stated
      - o Will follow the required process for any future work in the years to come and will apply to HPARB for approval before making changes
- **MOTION**
  - o *Action of:* The Village of Cooperstown, Historic Preservation and Architectural Review Board
  - o *Made By:* **Mark Mershon / Seconded: David Sanford**
  - o *Resolution Date:* **June 13, 2017**
  - o *Resolution:*

**A RESOLUTION TO APPROVE the INSTALLATION OF 4 WINDOWS AND A DOOR ON THE REAR STRUCTURE (CARRIAGE HOUSE) at 28 LEATHERSTOCKING STREET, Cooperstown, NY as proposed**

*WHEREAS the Historic Preservation and Architectural Review Board has made the following findings of fact concerning the proposed application:*

- **Public Hearing Is NOT Required**
- Requirements of **SEQRA Have Been MET**
- The structure is listed as **CONTRIBUTING** in the Glimmerglass Historic Nomination Form
- Proposed work meets the criteria for appropriateness under Section 300-26.E. (5)

*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 JUNE, 2017, determine that the work for 28 LEATHERSTOCKING 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.*

- o Vote :
  - **Ayes (5):**
    - o Sanford / Callahan / MacMillan / Kiss / Mershon
  - **Nays (0)**
  - **Abstentions (0):**
  - **MOTION CARRIED**
- o Alteration Type:
  - The Board determined this to be a **MINOR ALTERATION** for reporting purposes

**9. 1 RAILROAD AVENUE (Melanie Boyer, New York Susquehanna & Western Railway Corp)**

- (a) Proposed Fence Along South Side Property Line And South East Side 20' In From Front Property Line (ZBA Review IS Required)

- **NOTE**
  - o There was a mistake on the agenda / It should read "ZBA review is **NOT** required"
- **PRESENT/PARTICIPATING:**
  - o Melanie Boyer, New York Susquehanna & Western Railway Corp
- **DESCRIPTION:**
  - o Proposed Materials
    - Vinyl fencing in wood grain with caps
    - NOT paintable
    - Color= Sierra Almond
  - o To be placed 20 feet back (along red line on submitted drawings)
  - o Moving dumpsters behind gate
  - o Submitted
    - Photo
    - Letter from the hotel in support of the fence
- **DISCUSSION:**
  - **Melanie Boyer** stated
    - o Proposing a fence to address safety issues that may arise because of the new hotel
  - Fence Materials**
    - o **Liz Callahan (HPARB Chair)** stated
      - HPARB prefers wood or paintable vinyl (NOT pre-painted material)
      - Paintable vinyl is a compromise between pre-painted and wood
    - **Melanie Boyer** stated
      - o She will immediately reconsider materials
      - o Materials to be used
        - Good neighbor fence (same on both sides)
          - o Cedar/Stained
            - Oneonta Fence Company C303-6
            - Copy of Spec Sheet submitted for file
          - o 88' long on one side/ 58' long on 2<sup>nd</sup> side
        - Pyramid caps with copper finish
          - o Caps will duplicate existing

- **MOTION**

- o *Action of:* The Village of Cooperstown, Historic Preservation and Architectural Review Board
- o *Made By:* **Mark Mershon** / *Seconded:* **Gary Kiss**
- o *Resolution Date:* **June 13, 2017**
- o *Resolution:*

*A RESOLUTION TO APPROVE the **INSTALLATION OF FENCE at 1 RAILROAD AVE, Cooperstown, NY as proposed***

*WHEREAS the Historic Preservation and Architectural Review Board has made the following findings of fact concerning the proposed application:*

- **Public Hearing: NOT Required**
- **Requirements of SEQRA: MET**
- **Listing on Glimmerglass Historic Nomination Form: CONTRIBUTING**
- Proposed work meets the criteria for appropriateness under **Section 300-26.E. (2)(c) / (3)(a)(b)**

*NOW THEREFORE BE IT RESOLVED, that we, the duly appointed members of the Historic Preservation and Architectural Review Board of the Village of Cooperstown on this **13TH DAY OF JUNE, 2017**, determine that the work for **1 RAILROAD AVE, 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.*

- o *Vote:*
  - **Ayes (5):**
    - o Sanford / Callahan / MacMillan / Kiss / Mershon
  - **Nays (0)**
  - **Abstentions (0):**
  - **MOTION CARRIED**
- o *Alteration Type:*
  - The Board determined this to be a **MINOR ALTERATION** for reporting purposes
- **NEXT STEPS:**
  - o Melanie Boyer will get hotel's approval of the new materials for the fence and submit a revised letter
    - Liz Callahan stated it can be in the form of an email or note to Jane Gentile, ZEO

#### **10. 16 LAKEVIEW DRIVE S (Jed and Judy Weinstock)**

(a) Proposed Split Rail Fence Along South Property Line (No ZBA Review Needed)

- **NOTE:**
  - o Gary Kiss recused himself
- **PRESENT/PARTICIPATING:**
  - o Judy Weinstock
- **DESCRIPTION:**
  - o Property is in Lakeland Shores
  - o Installing fence along south border of property
    - Split rail
    - Pressure treated wood
    - Matches others in the neighborhood
- **DISCUSSION:**
  - o **Environmental Impact**
    - **Liz Callahan (HPARB Chair)** stated
      - o Concerned about environmental impact of pressure treated wood especially so near the lake
      - o Pressure treated wood is considered carcinogenic
      - o Future applications need to include specific material specs

- o Judy Weinstock stated
  - Concerned about posts rotting because of drainage issues and plantings
  - They looked into cedar but it was not as durable and was much more expensive
  - Was told that some of the neighbors' fences were made of pressure treated wood but not positive this is correct
  - Was unaware that pressure treated was carcinogenic
    - o Would not use if this is true, especially because of her children
- o **David Sanford** stated
  - May need to check with Watershed Board
  - Pressure treated may not be allowed at the proposed distance from the lake
  - Hemlock and cedar are good alternatives to consider
- o **Josh Edmunds, Simple Integrity** stated
  - Pressure treated lumber has changed
  - There is a new formula that is NOT listed as carcinogenic
- o **Jane Gentile (ZEO)** stated
  - Will check to see if the proposed location of the fence is within the Watershed District and verify to see if pressure treated lumber is prohibited
  - Need to verify
    - o the materials used to build the fence across the street
    - o that the proposed materials are not listed as carcinogenic
- o **Liz Callahan** (HPARB Chair) stated
  - **HPARB Will Vote On The General Construction/ Location Of The Fence**
    - o **Materials to be used will be resolved with Jane Gentile, ZEO**
- **MOTION**
  - o *Action of:* The Village of Cooperstown, Historic Preservation and Architectural Review Board
  - o *Made By:* **Mark Mershon / Seconded: David Sanford**
  - o *Resolution Date:* **June 13, 2017**
  - o *Resolution:*

**A RESOLUTION TO APPROVE the INSTALLATION OF A SPLIT RAIL FENCE ALONG THE SOUTH PROPERTY LINE at 16 LAKEVIEW DRIVE S, Cooperstown, NY**

*WHEREAS the Historic Preservation and Architectural Review Board has made the following findings of fact concerning the proposed application:*

    - **Public Hearing: NOT Required**
    - **Requirements of SEQRA: MET**
    - **Listing on Glimmerglass Historic Nomination Form: NON-CONTRIBUTING**
    - Proposed work meets the criteria for appropriateness under **Section 300-26.E. (2)(c) / (3)(a)(b)**

*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 JUNE, 2017, determine that the work for 16 LAKEVIEW DRIVE S, 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.*
- o *Vote:*
  - **Ayes (4):**
    - o Sanford / Callahan / MacMillan / Mershon
  - **Nays (0)**
  - **Abstentions (1):**
    - o Kiss
  - **MOTION CARRIED**

- o *Alteration Type:*
  - The Board determined this to be a **MINOR ALTERATION** for reporting purposes
- **NEXT STEPS:**
  - o Jane Gentile (ZEO) will
    - research relevant issues regarding the use of proposed pressure treated wood particularly in proximity to the lake and identify which if any are relevant to this application
    - work with the owners to resolve which materials will actually be used in construction of the fence

**11. 5 WALNUT STREET (Betsy Jay and Luke Wyckoff)**

(a) Proposed Window Replacement With Exterior Door On East Side Elevation (No ZBA Review Needed)

- **PRESENT/PARTICIPATING:**
  - o Luke Wyckoff
- **DESCRIPTION:**
  - o Original application was approved within last 2 years
  - o Deck size has been changed
    - Deck is much smaller than original approved size
  - o Proposing to add a door off the deck to facilitate access
  - o Door Specs
    - Door is the same used at 8 Walnut St
    - Fiberglass / ThermaTru s608 /3 over 3
    - Image/Spec Sheet is in the file  
(printout mistakenly specifies metal but the door is actually fiberglass)
    - Will be trimmed out to match the front door
      - o Existing= aluminum capped brick molding
  - o Decking / Uprights
    - Pressure treated wood
    - Will eventually be stained / Will remain unstained the 1st year
  - o Flashing over the door
    - No bonnet or molding
- **DISCUSSION:**
  - o There was no discussion
- **MOTION 1**
  - o *Action of:* The Village of Cooperstown, Historic Preservation and Architectural Review Board
  - o *Made By:* **David Sanford** / *Seconded:* **Mark Mershon**
  - o *Resolution Date:* **June 13, 2017**
  - o *Resolution:*

*A RESOLUTION TO APPROVE the REPLACEMENT OF A WINDOW WITH A DOOR at 5 WALNUT STREET, Cooperstown, NY as proposed*

- Existing door will remain
- New door will be added
- Alcove will remain as already approved in original plan

*WHEREAS the Historic Preservation and Architectural Review Board has made the following findings of fact concerning the proposed application:*

- **Public Hearing: NOT Required**
- **Requirements of SEQRA: MET**
- **Listing on Glimmerglass Historic Nomination Form: NON-CONTRIBUTING**
- Proposed work meets the criteria for appropriateness under **Section 300-26.E. (2)(c) / (3)(a)**

- o 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 JUNE, 2017**, determine that the work for **5 WALNUT 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.
- o *Vote:*
  - **Ayes (5):**
    - o Sanford / Callahan / MacMillan / Kiss / Mershon
  - **Nays (0)**
  - **Abstentions (0):**
  - **MOTION CARRIED**
- o *Alteration Type:*
  - The Board determined this to be a **MINOR ALTERATION** for reporting purposes
- **MOTION 2 (FIELD CHANGE)**
  - o *Action of:* The Village of Cooperstown, Historic Preservation and Architectural Review Board
  - o *Made By:* **David Sanford** / *Seconded:* **Gary Kiss**
  - o *Resolution Date:* **June 13, 2017**
  - o *Resolution:*

*A RESOLUTION TO APPROVE the **PROPOSED FIELD CHANGE** FOR A **REDUCTION IN THE SIZE OF THE DECK** at **5 WALNUT STREET**, Cooperstown, NY as proposed*
  - o *Vote :*
    - **Ayes (5):**
      - o Sanford / Callahan / MacMillan / Kiss / Mershon
    - **Nays (0)**
    - **Abstentions (0):**
    - **MOTION CARRIED**

**12. 92 1/2 PIONEER STREET (Peter Henrici and Josh Edmunds, Simple Integrity)**

(a) Proposed Front Porch (No ZBA Review Needed)

- **PRESENT/PARTICIPATING:**
  - o Josh Edmunds, Simple Integrity
- **DESCRIPTION:**
  - o Demolishing existing porch
    - Replacing with larger porch that runs across the entire front of the house
  - o Materials
    - Existing trim around door: remains as is
    - Roof shingles: asphalt
    - Columns: same as those used across the street
    - 26" Railings
      - o Josh Edmunds stated this was NOT a code issue because of the height of the porch
    - Railings / Decks / Spindles / Skirting / Stairs: TREX
      - o Skirting is not really required because of the height
- **DISCUSSION:**
  - **Liz Callahan (HPARB Chair)** stated
    - o She is concerned because photos in the historic register show it as enclosed
      - Wondering if it was the type where the enclosure came off during the summer
    - o House is much older than it looks
    - o Since the house no longer looks the way it did originally the proposed porch will help it blend into the neighborhood better
    - o Trim on either side of door is original

- **Josh Edmunds, Simple Integrity** stated
  - o Existing columns are composite, not wood
    - Composite was used because constructing columns from wood is difficult
  - o Lots of houses in the Village that had winter enclosures have been remodeled
- **MOTION**
  - o *Action of:* The Village of Cooperstown, Historic Preservation and Architectural Review Board
  - o *Made By:* **Mark Mershon / Seconded: Gary Kiss**
  - o *Resolution Date:* **June 13, 2017**
  - o *Resolution:*

*A RESOLUTION TO APPROVE the CONSTRUCTION OF A NEW FRONT PORCH at 92 1/2 PIONEER STREET, Cooperstown, NY as proposed*

*WHEREAS the Historic Preservation and Architectural Review Board has made the following findings of fact concerning the proposed application:*

- **Public Hearing: NOT Required**
- **Requirements of SEQRA:** have been **MET**
- **Listing on Glimmerglass Historic Nomination Form: CONTRIBUTING**
- Proposed work meets the criteria for appropriateness under **Section 300-26.E. (2)(c) / (3)(a)(b)**

*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 JUNE, 2017, determine that the work for 92 1/2 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.*

- o *Vote:*
  - **Ayes (5):**
    - o Sanford / Callahan / MacMillan / Kiss / Mershon
  - **Nays (0)**
  - **Abstentions (0):**
  - **MOTION CARRIED**
- o *Alteration Type:*
  - The Board determined this to be a **MAJOR ALTERATION** for reporting purposes

### **13. 13 LINDEN AVENUE (Victoria Stabinski)**

- (a) Proposed 16' X 32' Rear Deck
- (b) Proposed Addition of Door On Rear Elevation
- (c) Proposed Fence as Indicated (No ZBA Review Needed)
  - **PRESENT/PARTICIPATING:**
    - o Victoria Stabinski
  - **DESCRIPTION:**
    - o Submitted pictures
    - o All proposed work is on the back of the house
    - o Materials
      - Pressure treated wood
      - Vinyl lattice & fence

- **DISCUSSION:**

- o **Use of Vinyl** (inquiry by **Liz Callahan**)

- **Liz Callahan (HPARB Chair)** stated
  - o Asked owner to reconsider use of vinyl for lattice and fence
  - o Stated vinyl does not age well
  - o Suggested paintable pvc for the lattice
  - o Suggested looking into other water resistant materials for the fence
- **Victoria Stabinski** stated
  - o Lattice: cedar or pvc is ok
    - Not affected by the water problem
  - o Fence: Feels it is very important to use vinyl
    - Yard is extremely wet
      - o Hole 1.5 feet down will be filled with water
      - o Springtime floods all the way to the house
    - Anything other than vinyl will rot
    - Neighbors (Lewis) have large vinyl fence around pool
    - Plans to use willow trees/ landscaping to dress up the fence area
    - Using high quality, professionally installed vinyl fencing

- **David Sanford** stated

- o Vinyl fencing has improved a lot over the last 10 years

- **Location of Door** (inquiry by **Mark Mershon**)

- o Victoria Stabinski described the location of the door using the plan drawings to describe where the door is in relation to the windows
- o Door will be 12 feet in

- **Porch Design** (inquiry by **Liz Callahan**)

- o The porch jogs out 2 feet past the end of the house on one side because of concrete slab and drain pipe
  - Those were put in during renovations by previous owner to address damage
- o The jog was the most attractive option
- o There is a stone wall that comes to the back

- **MOTION**

- o *Action of:* The Village of Cooperstown, Historic Preservation and Architectural Review Board
- o *Made By:* **Gary Kiss** / *Seconded:* **Mark Mershon**
- o *Resolution Date:* **June 13, 2017**
- o *Resolution:*

**A RESOLUTION TO APPROVE the INSTALLATION OF A DECK, DOOR AND FENCE AS PROPOSED at 13 LINDEN AVENUE, Cooperstown, NY**

*WHEREAS the Historic Preservation and Architectural Review Board has made the following findings of fact concerning the proposed application:*

- **Public Hearing: NOT Required**
- **Requirements of SEQRA: MET**
- **Listing on Glimmerglass Historic Nomination Form: NON-CONTRIBUTING**
- Proposed work meets the criteria for appropriateness under **Section 300-26.E. (2)(c) /(3)(a)**

*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 JUNE, 2017, determine that the work for 13 LINDEN AVENUE, 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.*

- o *Vote:*
  - **Ayes (5):**
    - o Sanford / Callahan / MacMillan / Kiss / Mershon
  - **Nays (0)**
  - **Abstentions (0):**
  - **MOTION CARRIED**
- o *Alteration Type:*
  - The Board determined this to be a **MINOR ALTERATION** for reporting purposes
- **NEXT STEPS:**
  - o Owner will submit specs of final lattice materials to Jane Gentile, ZEO

**14. REVIEW OF HPARB MINUTES: MAY 9, 2017 MEETING**

- **No Comments, Changes Or Corrections**
- **MOTION**
  - o *Made by: Gary Kiss / Seconded: Mark Mershon*
  - o **Resolution**
    - *A RESOLUTION TO APPROVE the MINUTES of the MAY 9, 2017 HPARB meeting as submitted*
  - o **Vote:**
    - **Ayes (5):**
      - o Callahan / MacMillan / Sanford / Mershon / Kiss
    - **Nays (0):**
- **MOTION CARRIED**

**OTHER BUSINESS**

- Special HPARB meeting: 45 Delaware Street- Hardship Hearing / June 27, 2017 @ 6pm
- Next HPARB meeting: Tuesday, July 11, 2017 @5pm

**MEETING CLOSED: 7:39pm (2 hours, 37 min)**

Respectfully Submitted,

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Mikal Sky-Shrewsberry, Clerk (PT)