

DRAFT

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 February 10, 2015. Members in attendance were Chair – Teresa Drerup, Liz Callahan, Roger MacMillan, David Sanford, Ralph Snell, and alternate – Ann Stewart. Potential alternate member Brian Alexander was in attendance to observe the board. Also in attendance was Zoning Enforcement Officer – Tavis Austin and Deputy Village Clerk – Jennifer Truax. Four members of the public were present.

Ms. Drerup called the meeting to order at 5:02 PM.

Regular Agenda

22 Pioneer Street (Tim Horvath, Redpoint Builders for Helene Bonier) – Conceptual approval for window relocation, new chimney and single story wing rebuild

Mr. Horvath explained that prior to having elevation drawings completed he would like to know if the board would be receptive to the proposed window relocation, new chimney and work to the single story wing. He reviewed the photos of the windows which were provided prior to the meeting and indicate the relocation of the windows. He stated that he believes that all the windows are original to the structure and none of the windows will be replaced, rather they will be relocated in the structure to provide more effective aesthetics.

Ms. Drerup asked if the shutters would also be relocated with the windows.

Mr. Horvath stated that the owner may choose to remove the shutters completely as they are not original to the structure.

Mr. Snell stated that a complete application requesting the removal of the shutters would need to be reviewed prior to their removal.

Ms. Callahan stated that a complete schematic of the proposed changes would be helpful.

Mr. Horvath stated that he will provide all of those details prior to the March meeting but he wanted the board to review the proposed changes prior to him drawing up complete plans to ensure that the proposed changes are not objectionable to the board.

Ms. Callahan asked Mr. Horvath if he was just looking for conceptual approval.

Mr. Horvath agreed that he was just looking for conceptual approval tonight.

Mr. Snell questioned the window which is shown as having a horizontal rather than a vertical placement.

Mr. Horvath explained that there was a misunderstanding between the homeowner and himself regarding this window and that it would not have a horizontal placement as indicated on the provided sketches. He continued to point out that the changes would include a custom built door in which the lights match the configuration in the home.

Ms. Drerup stated that she feels that conceptually the plans are appropriate but elevation drawings which indicate all proposed changes need to be completed and submitted before review and any action can be taken by the board.

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Mr. Snell asked that the drawings include details of the chimneys as well as a complete materials list, including the exact brick.

Mr. Sanford asked if the existing chimney would be removed to below the roof deck.

Mr. Horvath explained that the existing chimney would be taken down and rebuilt from the roof deck upward. He continued to state that the single story wing of the home, which also appears to be original, is currently several inches below the grade of the driveway. He stated that over the years the driveway has been built up causing this change and creating issues with rot of the structure. He explained that he is proposing the complete removal and rebuild of the wing at grade with the reuse of all materials which are salvageable.

Mr. Snell stated that complete elevation drawings and a list of materials need to be provided prior to action by the board.

Mr. Horvath stated that he would submit a complete application with all the drawings and material details in two or three weeks but definitely in time for the March meeting.

Ms. Callahan stated that if the owner would like to remove the shutters the request to do so with any supporting documentation could be made on this application as long as the intentions are clearly articulated.

1 Atwell Road (Jonathan Flyte for Bassett Medical Center) – Proposed security guard shelter in the parking area located on River Street

Mr. Austin apologized for not placing this item on the agenda. He explained that it was initially submitted for the January meeting but due to a conflict on Mr. Flyte's calendar he asked for it to be held till the February meeting. Mr. Austin explained that the proposed structure is essentially the same structure as was located on the same footprint previously. He further stated that it was removed due to damage from a vehicle accident and after searching the files he finds no discussion or action on either the original placement or the removal of the structure. He continued to state that the proposed structure is similar in design to the smoking shelters and has a three season capability.

Mr. Flyte explained that the original guard station was removed after damage from an accident where a bus hit the structure. He stated that it has taken some time to get all of the insurance and other details regarding the accident. He further stated that now that those issues have been sorted out they would like to replace the structure. He explained that although the structure is available for use throughout the year its primary need is on and prior to Hall of Fame Induction Weekend. He further explained that although it will primarily be used during the summer months the three season capability allows for use whenever the need is facilitated.

The board reviewed the footprint and design of the original and the proposed structure.

Ms. Drerup asked if the structure would have anything inside it.

Mr. Flyte stated that it would not have anything inside it. He explained that it is just a shelter, primarily to provide shade in the summer months, and would be open on the north side to allow the guard to easily step out and speak with incoming motorists. He further stated that the original conduit is still intact which provided a telephone for emergency use as well as electric for lighting.

Ms. Drerup asked what materials would be used.

Mr. Flyte stated that it would be wood with a metal roof.

The board discussed the original situation which caused the removal of the original structure and whether bollards or other safety measures might be appropriate.

Mr. Flyte stated that Bassett is not interested in installing bollards at this time.

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: February 10, 2015

A resolution to approve the proposed security guard shelter on the Bassett Medical Center Campus, 1 Atwell Road, 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 original hospital structure is 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), (3)(b), and (3)(c).*

Section 300-26 of the Zoning Law having been met with regards to the proposed security guard shelter located in the River Street parking lot of the Bassett Medical Center campus;

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 10th day of February 2015, determine that the work within the River Street Parking lot on the Bassett Medical Center Campus at 1 Atwell Road, 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. Snell seconded the motion and the following discussion was held.

Ms. Drerup asked if the lighting would be supplied from underground.

Mr. Flyte stated that the existing conduit from the previous structure is still intact and has the appropriate means to facilitate the lighting for the structure.

A vote had the following results:

AYES: Callahan, Drerup, MacMillan, Sanford, Snell

Motion carried.

The board determined this action to be new construction for reporting purposes.

Minutes:

Ms. Callahan made a motion to approve the minutes of the January 13, 2015 meeting as submitted. Mr. Snell seconded the motion and a vote had the following results:

AYES: Callahan, Drerup, MacMillan, Snell, Stewart

Motion carried.

Other Business

Mr. Austin stated that an application for the proposed hotel on Main Street in the location of the former TJ's Place may be coming to the board in the next few months.

The board reviewed the application process for the proposed project and the role each of the Village boards will have in the application process. They further discussed the requirements of SEQRA and for public hearings.

Ms. Callahan left the meeting at 5:42 PM,

Meeting adjourned at 5:49 PM.

Respectfully submitted,

Jennifer Truax
Deputy Village Clerk