

A special 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 Friday, July 31, 2015. Members in attendance were Chair – Teresa Drerup, Liz Callahan, Roger MacMillan, and David Sanford. Member Ralph Snell and Alternate Brian Alexander were absent. Also in attendance were 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 9:00 AM.

### **Regular Agenda**

#### **24 Lakeview Drive South (John & Amanda May) – Field Change for demolition**

Mr. Austin reviewed the application. He explained that rather than retrofit the existing shell the applicant proposes to demolish the entire structure and build what has already been approved. He provided the board with the applicant's reasons for demolition list.

Ms. Drerup stated that she understood that a main reason for demolition was due to asbestos.

Mr. Austin stated that reason number 1 in the provided list includes the asbestos.

Ms. Drerup questioned the wallboard as having asbestos.

Dr. May stated that the asbestos is in the joint compound.

Mr. McManus stated that given the 2 X 4 construction in order to get the appropriate R-value spray foam will have to be used. Since the windows and doors are being replaced it makes more sense given the condition and the approvals already in place as well as economically to demolish and rebuild rather than try to retrofit.

Mr. Austin stated that this structure is similar to 8 Walnut Street. He explained that since the Village has no regulations regarding the interior of the structure and a home owner may replace everything on the interior, right up to the shell, and given that HPARB has approved the new skin and roof, demolition is almost implied.

Mr. McManus stated that the exterior of the structure will, in the end, be visually exactly the same as what has already been approved but the cost to retrofit will be significantly more.

Mr. Austin stated that three of the four neighboring property owners have expressed that they do not have any concerns regarding the proposed demolition.

The board reviewed the neighboring properties and who would be notified of the proposed demolition.

Dr. May stated that many area residents have expressed their approval for the new design. He stated that it does not seem that the existing structure is loved.

Ms. Drerup asked if there would be any design changes if the demolition is approved.

