
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 11, 2019**

IN ATTENDANCE:

- **Members Present (5):** Liz Callahan (Chair) / Roger MacMillan / David Sanford / Mark Mershon / Brian Alexander
- **Members Absent (2 Alternates):** Joe Festa (Alternate) / Gary Kiss (Alternate)

NOTE: GARY KISS WILL NO LONGER BE AN ALERNATE AFTER TONIGHT'S MEETING - HE IS RESIGNING

• **Others:**

- Jane Gentile (Zoning Enforcement Officer (ZEO) / Mikal Sky-Shrewsberry (Clerk PT)
- **(15)** Members Of The Public (includes (1) reporter)

CALL TO ORDER

- **LIZ CALLAHAN (CHAIR) CALLED THE MEETING TO ORDER AT 5:00 PM**

PUBLIC HEARING (1 ITEMS)

1. NY Pizzeria PDD - 75 Chestnut Street / 72 Elm Street (Joe Vezza / Teresa Drerup)

a. Proposed demolition of existing commercial structure

- **PUBLIC HEARING OPENED: BY LIZ CALLAHAN @ 5:01 PM**

- **PUBLIC COMMENTS**

- **Bill Rigby (73 Elm Street) stated**

- Lives across the street from proposed PDD
- NO Objection to having the building demolished
 - **Ok with leaving it as is or having it demolished**
- Hopes HPARB will do due diligence in considering the demolition of this building and all buildings in the Village regardless of size or degree of historic significance
 - **Believes all historic structures deserve due consideration**

- **PUBLIC HEARING CLOSED: BY LIZ CALLAHAN @ 5:25 PM**

REGULAR AGENDA (13 ITEMS)

1. 51 PIONEER STREET (Eric Olsen / Jon McManus) FIELD CHANGE

a. Proposed replacement of existing lattice below front porch with cable barrier

- **PRESENT/PARTICIPATING:**

- **Jon McManus**

- **MATERIALS PRESENTED**

- **Photos**

- **DESCRIPTION/DISCUSSION:**

- **John McManus stated**

- Modifications based on verbal feedback
- No plan to dress up posts

- **Discussion: Posts**

- Liz Callahan stated
 - **Concerned about bare posts**
- Jon McManus stated
 - Posts are all trimmed out and boxed in
 - Keeping trim simple
 - Posts have been modified since Liz Callahan saw them 2 weeks ago
 - Have been trimmed out since then

- o **Cables will sag right away**
 - Will retighten them
 - Won't look loose
- o **Roger McMillan stated**
 - He thinks they look wonderful
- o **Liz Callahan stated**
 - She is satisfied with the final look of the posts as per photos of finished posts presented at tonight's meeting
- **MOTION**
 - o **Action of: The Village of Cooperstown, Historic Preservation and Architectural Review Board**
 - o **Made By: ROGER MACMILLAN / Seconded: DAVID SANFORD**
 - o **Resolution:**

A RESOLUTION TO APPROVE the FIELD CHANGE TO THE ORIGINAL APPLICATION for the REPLACEMENT OF EXISTING LATTICE BELOW FRONT PORCH WITH CABLE BARRIER at 51 PIONEER STREET Cooperstown, NY AS SUBMITTED
 - o **Discussion:**
 - None
 - o **Vote:**
 - **Ayes (5):** Callahan (Chair) / MacMillan / Mershon / Sanford / Alexander
 - Nays (0):
 - Abstentions (0):
 - MOTION CARRIED
- **NEXT STEPS**
 - o NA

2. 32 DELAWARE STREET (Erin McKay)

- a. Proposed replacement of existing rear three-step stair to back patio with pressure treated wood platform/stairs and railing to be painted white
- b. Proposed nine (9) feet long and five (5) foot tall to three (3) foot tall white cedar lattice fence along south edge of patio (no ZBA review needed)
- **PRESENT/PARTICIPATING:**
 - o Erin McKay
- **MATERIALS PRESENTED**
 - o Before and After Photos (submitted to file)
- **DESCRIPTION/DISCUSSION:**
 - o **Proposing 2 Separate Projects on the property**
 - Install fencing
 - Replace back patio stairs
 - o **Fencing**
 - Lattice screen
 - o **3 panel sections that step down in height and connect (6' tall x 3' wide / 5'tall x 3' wide/ 4'tall x 3' wide)**
 - o **White cedar to match existing fence**
 - o **Secured with posts**
 - All posts identical: cedar with caps
 - o **Neighbor's preference will determine which side of the fence is the "good side" and faces the neighbor's property**
 - Located on south side between property of neighbor
 - Goal is to increase privacy
 - Neighbor has written a letter in support of the installation
 - o **Stairs**
 - Existing stairs are dangerous / Replacing to improve safety

- Design
 - o **New configuration (different from existing)**
 - Proposed layout will work better with the size of the patio
 - Platform at top
 - 42" x 36"
 - o **Decking**
 - Solid wood painted white
 - o **Skirting**
 - Solid wood painted white
 - o **Footing**
 - Will sit directly on the patio
 - o **Railings**
 - Wants to mimic front porch
 - Railing Height
 - o Jane Gentile (ZEO) stated
 - Need to meet new code requirements
 - Apply to County for building permit with all required specs
 - Hand rails and guard rails have different height requirements
 - Spindles
 - o Pressure treated wood painted white
 - o 4" apart
- **MOTION**
 - o **Action of:** The Village of Cooperstown, Historic Preservation and Architectural Review Board
 - o **Made By:** ROGER MACMILLAN / **Seconded:** MARK MERSHON
 - o **Resolution:**

A RESOLUTION TO APPROVE the FOLLOWING WORK at 32 DELAWARE STREET - AS SUBMITTED

- REPLACEMENT OF EXISTING REAR THREE-STEP STAIR TO BACK PATIO
- INSTALLATION OF WHITE CEDAR LATTICE FENCE ALONG SOUTH EDGE OF PATIO

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)(c) / (3)(a)(b)(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 11TH DAY OF JUNE, 2019, determine that the work 32 DELAWARE 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 **Discussion:**
 - None
- o **Vote:**
 - **Ayes (5):** Callahan (Chair) / MacMillan / Mershon / Sanford / Alexander
 - Nays (0):
 - Abstentions (0):

- MOTION CARRIED

- o **Alteration Type:**

- The Board determined this to be a **MINOR ALTERATION** for reporting purposes

- **NEXT STEPS**

- o NA

3. **3 LEATHERSTOCKING STREET (Albert Maghbouleh and Miles Santamour)**

- a. Proposed fence (either vinyl picket or split rail) along east property line bordering parking lot (no ZBA review needed)

- **PRESENT/PARTICIPATING:**

- o Miles Santamour

- **DESCRIPTION/DISCUSSION:**

- o Miles Santamour described the proposed fence

- Located on East side of property between applicant's property and adjoining parking lot
 - o **Visible from Chestnut and Leatherstocking**
 - o **Goal is to increase privacy and security**

- Vinyl picket fence

- o **Believes more in keeping with the neighborhood than split rail style**
 - Split-rail is more rural
 - Will match neighbor's vinyl picket fence on the other side of the applicant's property
- o **Vinyl is more affordable and easier to maintain than most other materials**

- o **Discussion: Alternatives to Vinyl Fencing**

- Neighbor's vinyl fencing
 - o **Liz Callahan stated**
 - Neighbor's fencing was installed in 2007 before existence of Village Historical Board
 - Asked the applicant if he had considered other materials such as wood pickets
 - o **Brian Alexander and Mark Mershon stated**
 - HPARB generally does NOT approve vinyl especially in areas visible from the street
 - Consistency is very important to the Board
 - o **Liz Callahan specified acceptable alternatives**
 - Wood split rail
 - Wood pickets
 - Can leave application open and return with alternative (non-vinyl) material for the Board to consider
 - o Miles Santamour stated that this solution does not work for him - wants to do ASAP

- **MOTION**

- o **Action of:** The Village of Cooperstown, Historic Preservation and Architectural Review Board

- o **Made By:** DAVID SANFORD / **Seconded:** BRIAN ALEXANDER

- o **Resolution:**

A RESOLUTION TO APPROVE the FOLLOWING WORK at 3 LEATHERSTOCKING STREET -

- **INSTALLATION OF FENCE on east property line**

WITH THE FOLLOWING CONDITIONS

- **MATERIAL: MUST BE WOOD**
- **STYLE: SPLIT RAIL OR PICKET**

- o 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)(b)(c)(d)**

*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 11TH DAY OF JUNE, 2019, determine that the work **3 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 **Discussion:**
 - None
- o **Vote:**
 - **Ayes (5):** Callahan (Chair) / MacMillan / Mershon / Sanford / Alexander
 - Nays (0):
 - Abstentions (0):
 - MOTION CARRIED

o **Alteration Type:**

- The Board determined this to be a **MINOR ALTERATION** for reporting purposes

• **NEXT STEPS**

- o NA

4. NY PIZZERIA PDD - 75 CHESTNUT STREET / 72 ELM STREET (Joe Vezza / Teresa Drerup)

- a. Proposed demolition of existing commercial structure

• **PRESENT/PARTICIPATING:**

- o Teresa Drerup

• **DESCRIPTION/DISCUSSION:**

- o **Liz Callahan stated**

- Although this structure is NOT contributing she agrees that it is important to consider the value of the existing building to the neighborhood and the community
- Believes proposed PDD will be a benefit to the neighborhood and the Village
 - o **Proposed changes to lot will increase available parking, and improve traffic flow and create an improved entrance to the business**
 - Will improve safety and reduce congestion
 - o **Adding a permanent long term residence advances the Village's goal of increasing available housing**
- Teresa Drerup clarified
 - o **Building to be demolished is located at 72 Elm Street**
 - Pizzeria is located at 75 Chestnut
- No Board members had additional comments

• **MOTION**

- o **Action of:** The Village of Cooperstown, Historic Preservation and Architectural Review Board
- o **Made By:** MARK MERSHON / **Seconded:** ROGER MACMILLAN
- o **Resolution:**

A RESOLUTION TO APPROVE DEMOLITION OF THE BUILDING at 72 ELM STREET

WITH THE FOLLOWING CONDITION

CREATION OF PDD AT 75 CHESTNUT STREET/ 72 ELM STREET IS APPROVED

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

- Public Hearing: REQUIRED (public comment was neither for nor against demolition)
- Requirements of **SEQRA: BEING HANDLED BY THE TRUSTEES** WHO ARE THE LEAD AGENCY FOR THE PDD

- **Listing** on the Glimmerglass Historic Nomination Form: **NOT CONTRIBUTING**
- o **Discussion:**
 - None
- o **Vote:**
 - **Ayes (5):** Callahan (Chair) / MacMillan / Mershon / Sanford / Alexander
 - Nays (0):
 - Abstentions (0):
 - MOTION CARRIED
- o **Alteration Type:**
 - The Board determined this to be a **MAJOR ALTERATION** for reporting purposes
- **NEXT STEPS**
 - o NA

5. 82 BEAVER STREET (Sydney and Anthony Scalici)

- a. Proposed replacement of existing sliding garage door with overhead door
 - b. Proposed replacement of two windows on west side elevation with Marvin Integrity double hung windows
 - c. Proposed ten (10) foot wide by four (4) foot deep covered garage entry deck similar to house side entry (no ZBA review needed)
- **PRESENT/PARTICIPATING:**
 - o **Tony Scalici**
 - **DESCRIPTION/DISCUSSION:**
 - o **Tony Scalici Described the Project**
 - Proposing to modify carriage house to create a home business
 - o **Business requires approval by the Zoning Board of Appeals**
 - o **If business is NOT approved the structure will probably NOT be modified**
 - Replacing existing sliding garage door with overhead garage door
 - Replace existing swing door with new insulated door as entrance to office
 - o **Constructing a covered deck outside the doorway to office**
 - o **MATERIALS/DESIGN**
 - **DOORS**
 - o **Proposed Replacement**
 - o Standard overhead insulated garage door
 - o Steel /Stamped design
 - o Size of opening remains as is
 - o **Liz Callahan stated**
 - Existing sliding door is a charming and significant historical feature of the carriage house
 - o **Brian Alexander stated**
 - He will be sorry to see it go
 - o **Tony Scalici stated**
 - Sliding doors are increasingly hard to open as doors and occupants age
 - o Look charming but are impractical
 - o Doors will be reused by someone else who has already committed to taking it
 - o Existing sliding door would interfere with the covered porch that they plan to install
 - o **ROOF**
 - Asphalt shingles
 - o Proposed roof is very small
 - o Will NOT match existing roof of the carriage house building which is metal
 - o Asphalt MATCHES roofs of other porches around the house
 - **POSTS & RAILINGS**
 - o Will match existing porches

- o Turned spindles and posts
- WINDOWS
 - o Marvin Integrity 6-over-6

• **MOTION**

- o **Action of:** The Village of Cooperstown, Historic Preservation and Architectural Review Board
- o **Made By:** ROGER MACMILLAN / **Seconded:** MARK MERSHON
- o **Resolution:**

A RESOLUTION TO APPROVE the FOLLOWING WORK at **82 BEAVER STREET - AS SUBMITTED**

- **REPLACEMENT OF EXISTING SLIDING GARAGE DOOR WITH OVERHEAD DOOR**
- **REPLACEMENT OF TWO WINDOWS ON WEST SIDE ELEVATION WITH 6-OVER-6 MARVIN INTEGRITY DOUBLE HUNG WINDOWS**
- **CONSTRUCTION OF COVERED GARAGE ENTRY DECK SIMILAR TO HOUSE SIDE ENTRY**
- **INSTALLATION OF NEW FIBERGLASS ENTRY DOOR**

WITH THE FOLLOWING **CONDITIONS**

- **NONE**

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)(b)(c) / (3)(a)(b)(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 **11th DAY OF JUNE, 2019**, determine that the work **82 BEAVER 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 **Discussion:**
 - None
- o **Vote:**
 - **Ayes (5):** Callahan (Chair) / MacMillan / Mershon / Sanford / Alexander
 - Nays (0):
 - Abstentions (0):
 - **MOTION CARRIED**

o **Alteration Type:**

- The Board determined this to be a **MINOR ALTERATION** for reporting purposes

• **NEXT STEPS**

- o NA

6. **10 CHESTNUT STREET PDD (Josh Edmunds)**

- a. Acknowledge the Village Trustees as lead agency for SEQR
 - b. Discuss whether there are recommendations for the Trustees to consider for the PDD
 - c. Set a public hearing for the demolition of the building (contributing)
- **PRESENT/PARTICIPATING:**
 - o **Josh Edmunds**
 - **DESCRIPTION/DISCUSSION:**
 - o **Liz Callahan reviewed the 3 goals for tonight's meeting**

-
- Acknowledge Trustees as lead agency
 - Determine recommendations to submit to Trustees for their consideration
 - Set a public hearing for demolition of the building
 - o **Josh Edmunds described the project**
 - Combining 2 parcels into PDD
 - o **Considered alternative locations but all others locations are off the table**
 - o **There is a third parcel that he will purchase along with the parcels being combined into the PDD**
 - The third parcel will NOT be part of the PDD - It will remain single family residential (as it currently exists)
 - Project hinges on approval by the Trustees
 - Replacing existing structures with long term, multi-family, affordable housing and associated parking lot
 - o **(12) Two Bedroom Units / (24) Parking Spaces**
 - o **Site plan includes drainage, etc**
 - o **Jane Gentile (ZEO) stated**
 - Previous demolition permit was approximately issued in 2007/2008 but has expired
 - o **DISCUSSION: DESIGN**
 - **Inquiry (Liz Callahan): Is it possible to design a NET 0 structure with a less modern look so that it can blend with the feeling of the Village?**
 - o **Josh Edmunds stated**
 - **So far he has only developed /submitted a site plan - concept design is in the very preliminary stages**
 - o Shape of building will basically remain the same as existing
 - o Design of character is just beginning
 - o He is waiting on investing time and money in developing a lot of specifics until he knows whether the Village is willing to consider the creation of a PDD and replacement of structures at that location
 - **Roof: Needs to incorporate specific design elements to achieve Net 0 energy goals**
 - o Requires a long southern roof line (existing line will be maintained) and installation of photovoltaic cells
 - Solar panels will occupy the back section and will NOT be visible from the street
 - o Roof can be gabled - there is room to create a more historical look
 - **Footprint is mostly locked in and will remain basically as is**
 - o Site plan requires specific layout to meet egress and other requirements-
 - o North side of new building will mimic the long straight face on the North side of existing building
 - Will ONLY have windows (No doors / patios / walkways) to maintain privacy with the neighbors
 - o Side facing the Inn at Cooperstown is more commercial (privacy is not much of an issue) and will have elements where people spend time (entrances, patios etc)
 - o Parking lot for PDD will be located on the parcel located behind 12 Chestnut
 - o **DISCUSSION: TRAFFIC FLOW**
 - Roger MacMillan stated
 - o **He is concerned about traffic flow**
 - Josh Edmunds stated
 - o **All traffic will come in via Fenimore Lane and back out onto Chestnut by driveway on 10 Chestnut parcel**
 - Goal was to NOT use Pine Blvd
 - o **Believes impact on traffic will not be too significant**
 - Long term rentals tend to have more regular traffic patterns which should reduce impact
 - Located far enough from Main Street to have limited interaction with cars waiting for the traffic light
 - o **DISCUSSION: PUBLIC NOTIFICATION**
 - Roger MacMillan stated
 - o **Several people had told him they were not aware they could comment on this project to the Trustees**
 - Jane Gentile stated
 - o **It was too early in the process to notify the public**

- o **Believes Trustees will probably allow room for informal public comments at upcoming June meeting**
- o **Formal public hearing(s) will probably be held in July and August**
 - Notifications will be in the newspaper
 - Neighbors within the required distance will receive direct notification

- **PART 1: LEAD AGENCY**

- o **MOTION**

- *Action of:* The Village of Cooperstown, Historic Preservation and Architectural Review Board
- *Made By:* DAVID SANFORD / *Seconded:* ROGER MACMILLAN
- Resolution:

A RESOLUTION TO formally **ACKNOWLEDGE THE COOPERSTOWN BOARD OF TRUSTEES** as **LEAD AGENCY FOR THE PROPOSED PDD** at **10 CHESTNUT STREET** for the **PURPOSES OF SEQR**

- Discussion:
 - o **None**
- Vote:
 - o **Ayes (5): Callahan (Chair) / MacMillan / Mershon / Sanford / Alexander**
 - o **Nays (0):**
 - o **Abstentions (0):**
 - o **MOTION CARRIED**

- **PART 2: RECOMMENDATIONS FOR TRUSTEES TO CONSIDER**

- ARCHITECTURAL DESIGN SHOULD COMPLIMENT VILLAGE / NEIGHBORHOD STYLE AS MUCH AS POSSIBLE
 - Scale and massing should be taken into consideration in the design
 - It is a tight space and important not to overwhelm the space or the properties around it
- SET EXPECTATIONS UP FRONT RATHER THAN LATER IN THE PROCESS

- **PART 3: PUBLIC HEARING FOR THE DEMOLITION OF THE BUILDINGS at 10 CHESTNUT STREET**

- o **MOTION**

- *Action of:* The Village of Cooperstown, Historic Preservation and Architectural Review Board
- *Made By:* MARK MERSHON / *Seconded:* ROGER MACMILLAN
- Resolution:

A RESOLUTION TO set A PUBLIC HEARING for THE DEMOLITION OF THE BUILDINGS at 10 CHESTNUT STREET for next HPARB meeting (currently scheduled for JULY 9, 2019)

- Discussion:
 - o **None**
- Vote:
 - o **Ayes (5): Callahan (Chair) / MacMillan / Mershon / Sanford / Alexander**
 - o **Nays (0):**
 - o **Abstentions (0):**
 - o **MOTION CARRIED**

7. 93 CHESTNUT STREET (James Donley)

- a. Proposed replacement of existing three (3) foot high fence with six (6) foot high fence as submitted (no ZBA review needed)

- **PRESENT/PARTICIPATING:**

- o **James Donley**

- **DESCRIPTION/DISCUSSION:**

- o **James Donley stated**

- Proposing 6' tall fence to replace existing 3' tall fence
 - o Same location as existing
 - 102' from back of property to the middle of the house
 - small 6' section parallel to the street

- o Has neighbor's agreement
 - Jane Gentile (ZEO) stated
 - o As long as neighbor gives permission proposed 6' height is okay
- o Pressure treated material
 - Middle grade fence from Home Depot
- o Goal is to increase privacy
 - 91 Chestnut is a multi-family unit under reconstruction
 - Currently has only one tenant but previously had transient rentals
 - Privacy is an issue
- o **Liz Callahan stated**
 - Fence must be wood as presented
 - Good side needs to face neighbor's property
- **MOTION**
 - o **Action of: The Village of Cooperstown, Historic Preservation and Architectural Review Board**
 - o **Made By: ROGER MACMILLAN / Seconded: MARK MERSHON**
 - o **Resolution:**
 - o

A RESOLUTION TO APPROVE the FOLLOWING WORK at 93 CHESTNUT STREET - AS SUBMITTED

- Replacement of existing 3' tall fence with 6' tall wood fence

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)(c) / (3)(a)(c)**

WITH THE FOLLOWING CONDITIONS

- NONE

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 11th DAY OF JUNE, 2019, determine that the work 93 CHESTNUT 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 **Discussion:**
 - None
- o **Vote:**
 - **Ayes (5):** Callahan (Chair) / MacMillan / Mershon / Sanford / Alexander
 - Nays (0):
 - Abstentions (0):
 - MOTION CARRIED

o **Alteration Type:**

- The Board determined this to be a **MINOR ALTERATION** for reporting purposes

• **NEXT STEPS**

- o NA

8. **38 WALNUT STREET (Margaret Scrimgeour / Keith Parr)**

- a. Proposed six (6) foot by fourteen (14) foot covered concrete patio on rear of house along with concrete walk to driveway as submitted (no ZBA review needed)
- **PRESENT/PARTICIPATING:**
 - o **Keith Parr**
- **DESCRIPTION/DISCUSSION:**
 - o **Keith Parr stated**
 - Work is being done for 92 year old woman to improve safety and accessibility
 - Patio / Walkway
 - o Replacing existing pavers (from outside of door to driveway) with concrete to create a smoother safer walking surface
 - o No ramp
 - o Existing Door remains as is
 - Roof extension
 - o 6' x 14'
 - o Won't extend past edge of house
 - o Asphalt shingles to match existing house shingles as closely as possible
 - Ties into existing roofline
 - Visibility minimal
 - Not visible from front
 - Backyard enclosed by existing 6' tall privacy fence
 - Posts
 - o 2 pressure treated posts
 - o For structural safety
- **MOTION**
 - o **Action of:** The Village of Cooperstown, Historic Preservation and Architectural Review Board
 - o **Made By:** MARK MERSHON / **Seconded:** ROGER MACMILLAN
 - o **Resolution:**
 - o

A RESOLUTION TO APPROVE the **FOLLOWING WORK** at **38 WALNUT STREET - AS SUBMITTED**

- Installation of six (6) foot by fourteen (14) foot covered concrete patio on rear of house
- Installation of concrete walk to driveway

WITH THE FOLLOWING CONDITIONS

- **NONE**

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)(b)(c) / (3)(a)(b)(c) / (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 11th DAY OF JUNE, 2019, determine that the work **38 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 **Discussion:**
 - None

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

9. 105 PIONEER STREET (Bret Meckel)

- a. Proposed thirty (30) to thirty-six (36) inch high fence in rear of property. Fence to be either wood picket or wood/wire frame as submitted (no zba review needed)
- **PRESENT/PARTICIPATING:**
 - o **Bret Meckel**
- **DESCRIPTION/DISCUSSION:**
 - o **Bret Meckel Described His Project**
 - **Putting in 30"-36" fence to keep dogs in**
 - Will run around perimeter of backyard
 - o **60' from garage /60' long / 60' to back of house**
 - o **Can't be seen from street**
 - 2 styles being considered
 - o **Picket fence or style with more open space between**
 - He prefers the picket style
 - o **Pressure treated wood**
 - Unpainted or White
 - o **Wood top**
 - o **Wood posts at 8' apart**
- **MOTION**
 - o *Action of:* **The Village of Cooperstown, Historic Preservation and Architectural Review Board**
 - o *Made By:* **DAVID SANFORD / Seconded: BRIAN ALEXANDER**
 - o *Resolution:*

A RESOLUTION TO APPROVE the FOLLOWING WORK at 105 PIONEER STREET - AS SUBMITTED

- **Installation of thirty (30) to thirty-six (36) inch high fence in rear of property.**
- **Fence to be either wood picket or wood/wire frame**

WITH THE FOLLOWING CONDITIONS

- **NONE**

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)(c) / (3)(a)(b)(d)**

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 11th DAY OF JUNE, 2019, determine that the work

105 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 **Discussion:**
 - None
- o **Vote:**
 - **Ayes (5):** Callahan (Chair) / MacMillan / Mershon / Sanford / Alexander
 - **Nays (0):**
 - **Abstentions (0):**
 - **MOTION CARRIED**
- o **Alteration Type:**
 - The Board determined this to be a **MINOR ALTERATION** for reporting purposes
- **NEXT STEPS**
 - o NA

10. 36 DELAWARE STREET (Luke Wyckoff)

- a. Proposed replacement of existing storage shed with twelve (12) foot wide by eleven (11) foot ten (10) inch deep storage shed as submitted (ZBA variance needed)
- **PRESENT/PARTICIPATING:**
 - o **No Representative Present**
- **DESCRIPTION/DISCUSSION:**
 - o **Jane Gentile (ZEO) stated**
 - Replacing shed on back corner of lot
 - Wants to place on existing 12'x12' concrete pad
 - Applying for a variance because it is larger than the existing shed and closer to the property line than code allows
- **MOTION**
 - o **Action of:** The Village of Cooperstown, Historic Preservation and Architectural Review Board
 - o **Made By:** ROGER MACMILLAN / **Seconded:** MARK MERSHON
 - o **Resolution:**
 - o

A RESOLUTION TO APPROVE the **FOLLOWING WORK** at 36 DELAWARE STREET - **AS SUBMITTED**

- **Replacement of existing storage shed with twelve (12) foot wide by eleven (11) foot ten (10) inch deep storage shed**

WITH THE FOLLOWING CONDITIONS

- **Wood siding**
- **Variance is approved**

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)(b) / (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 11th DAY OF JUNE, 2019, determine that the work 36 DELAWARE 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 **Discussion:**
 - None
- o **Vote:**
 - **Ayes (5):** Callahan (Chair) / MacMillan / Mershon / Sanford / Alexander
 - **Nays (0):**
 - **Abstentions (0):**
 - **MOTION CARRIED**
- o **Alteration Type:**
 - The Board determined this to be a **MINOR ALTERATION** for reporting purposes
- **NEXT STEPS**
 - o NA

11. 28 RAILROAD AVENUE (Perry Ferrara) FIELD CHANGE

- b. Proposed change from asphalt shingle roof to metal roof on picnic structures
- **PRESENT/PARTICIPATING:**
 - o **No Representative Present**
- **DESCRIPTION/DISCUSSION:**
 - o **Jane Gentile (ZEO) stated**
 - **Changing from asphalt to metal roofs above picnic structures**
- **MOTION**
 - o *Action of:* **The Village of Cooperstown, Historic Preservation and Architectural Review Board**
 - o *Made By:* **BRIAN ALEXANDER / Seconded: DAVID SANFORD**
 - o *Resolution:*
 - **A RESOLUTION TO APPROVE the following FIELD CHANGES TO THE ORIGINAL APPLICATION for 45 DELAWARE STREET Cooperstown, NY - AS SUBMITTED**
 - **Change from asphalt shingle roof to metal roof on picnic structures**
- o **Discussion:**
 - None
- o **Vote:**
 - **Ayes (5):** Callahan (Chair) / MacMillan / Mershon / Sanford / Alexander
 - **Nays (0):**
 - **Abstentions (0):**
 - **MOTION CARRIED**
- **NEXT STEPS**
 - o NA

12. 13 RAILROAD AVENUE (Terracentia Properties / Jon McManus) non-contributing

- c. Acknowledge the Zoning Board of Appeals as lead agency for SEQR
- **PRESENT/PARTICIPATING:**
 - o **No Representative Present**
- **DESCRIPTION/DISCUSSION:**
 - o **Liz Callahan stated**
 - HPARB needs to acknowledge ZBA as lead agency for expansion of the distillery
 - o **MOTION**
 - *Action of:* The Village of Cooperstown, Historic Preservation and Architectural Review Board
 - *Made By:* **ROGER MACMILLAN / Seconded: MARK MERSHON**
 - *Resolution:*

A RESOLUTION TO formally **ACKNOWLEDGE THE COOPERSTOWN BOARD OF TRUSTEES** as **LEAD AGENCY FOR THE PROPOSED PDD** at **13 RAILROAD AVENUE** for the **PURPOSES OF SEQR**

- Discussion:
 - **None**
- Vote:
 - **Ayes (5): Callahan (Chair) / MacMillan / Mershon / Sanford / Alexander**
 - **Nays (0):**
 - **Abstentions (0):**
 - **MOTION CARRIED**

13. REVIEW: Historic Preservation and Architectural Review Board REGULAR MEETING – MAY 14, 2019

- **DISCUSSION**
 - **No one had questions, comments, concerns**
 - **No changes were requested**
- **MOTION**
 - **Made by: DAVID SANFORD / Seconded: MARK MERSHON**
 - **Resolution**
 - *A RESOLUTION TO APPROVE the MINUTES of the REGULAR HPARB MEETING - MAY 14, 2019 - AS WRITTEN*
 - **Discussion:**
 - **None**
 - **Vote:**
 - **Ayes (3): Callahan (Chair) / MacMillan / Sanford**
 - **Nays (0):**
 - **Abstentions (2): Alexander / Mershon**
Note: Both absent from meeting being voted on
 - **MOTION CARRIED**

OTHER BUSINESS

- **DISCUSSED PUBLIC PERCEPTIONS REGARDING APPLICATION TO DEMOLISH THE PROPERTY ON CHESTNUT STREET AND CREATE A PDD**
 - **Board agreed that the building has been changed so much that it is hard to say th e building is historic any longer**
- **POTENTIAL ALTERNATE - PAT YINKEY INTRODUCED HIMSELF**
- **BRIAN ALEXANDER SUGGESTED USING POWERPOINT TO DISPLAY SUBMITTED MATERIALS DURING MEETINGS SO EVERYONE CAN EASILY VIEW THEM AT THE SAME TIME**
 - **Jane Gentile stated it could be a pdf on a projector**
 - **Special committee (Brian Alexander / Liz Callahan / Jane Gentile) will consider the possibilities**
- **NEXT MEETING**
 - **July 9, 2019 at 5pm**
- **MEETING CLOSED: 6:45 pm (1 hr 45 min)**

Respectfully Submitted,

Mikal Sky-Shrewsberry, Clerk (PT)