

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, JULY 09, 2019**

**IN ATTENDANCE:**

- **Members Present (5):** Roger MacMillan / David Sanford / Mark Mershon / Brian Alexander / Joe Festa (Alternate) / Pat Yinky (Alternate)
- **Members Absent (1):** Liz Callahan (Chair)
- **Others:**
  - Jane Gentile (Zoning Enforcement Officer (ZEO) / Mikal Sky-Shrewsberry (Clerk PT)
  - **(17)** Members Of The Public (+ Mayor Ellen Tillapaugh)

**CALL TO ORDER**

- **ROGER MACMILLAN (ACTING CHAIR) CALLED THE MEETING TO ORDER AT 5:00 PM**

**PUBLIC HEARING (1 ITEMS)**

**1. 10 Chestnut Street PDD (Josh Edmunds)**

- a. Proposed demolition of existing commercial structures (contributing)

- **PUBLIC HEARING OPENED: BY ROGER MACMILLAN @ 5:01 PM**

- **PURPOSE / GOAL OF THE HEARING (EXPLAINED FOR ATTENDING MEMBERS OF THE PUBLIC)**

- **Roger MacMillan**

- Project is still in the preliminary stages - NO decisions have been made
- **ONLY FOCUS OF TONIGHT'S MEETING IS DEMOLITION OF THE EXISTING STRUCTURE**
  - HPARB is listening to opinions
  - Will be making a recommendation to Trustees based on public comments and Board discussions at tonight's meeting
  - No vote will be taken at tonight's meeting
    - Hoping to take a definitive vote at the next HPARB meeting in August
      - HPARB cannot vote until Trustees report to HPARB on SEQR decisions
        - Trustees act as lead agency for SEQR
        - Explained SEQR
        - Trustees are expected to make a determination about SEQR at their next meeting (July 22, 2019)
        - Assuming a determination is made in July, HPARB will be able to vote at their August meeting
  - Relevant excerpts from June HPARB minutes were read out loud to the public including Description of 10 Chestnut PDD as it was proposed in June

- **Martin Tillapaugh (Village Attorney)**

- Project is in the most preliminary state a project can be in
- **PDDs Explained**
  - Zoning type permitted by New York State
  - Created to facilitate development of areas that have been problematic to develop
  - PDDs are carved out of existing standard districts
  - They can have a unique set of qualities (population density, setbacks, parking requirements, etc) that are different from the qualities that define the zoning district they are carved from
  - Only Trustees/Village can determine if the lot(s) in question are eligible to become a PDD
  - PDDs

- **Process of Creating a PDD**
  - o Always started by an applicant (not the Village)
    - Applicant submits application
  - o Village must follow specific process must be followed before a determination is made
    - Cannot simply say yes or no
    - Village refers request to 2 boards
      - o 10 Chestnut has been referred to HPARB and the Planning Board
      - o After the creation of the PDD is approved, the final job of the boards is to assure that the PDD is developed in a manner that is consistent with the appearance and historic nature of the area
- o **Current state of 10 Chestnut PDD Application**
  - Trustees-Initial Steps
    - o Requested that HPARB and the Planning Board review the proposed application and generate a report of concerns and suggestions
    - o Completed a preliminary review of the application
    - o Determined there were factors on the application that were not adequately developed
      - Josh Edmunds needed to supply more info before determination of PDD approval could be made
    - o SEQR is still open
      - Trustees are the lead agency for SEQR
      - HPARB needs to know the SEQR determination and other relevant info before it can determine if demolition is appropriate
      - Tonight's meeting is NOT at all about what will go into the space if demolition of the building and creation of the PDD is approved
        - o Addressing what goes into the space comes later in the process
        - o If a PDD is created and initial parameters are established the project will come back to
          - Planning Board: for review of parking and green space etc
          - HPARB: for review of materials / appearance of the structure etc
    - o Previous Demolition Permit
      - Previously approved for demolition in 2009
        - o Permit to demolish was renewed every year until 2017 when developer decided to not request an additional extension
      - Previous permit to demolish does not impact HPARB's current decision regarding demolishing the structure
- o **Public Hearing Rules**
  - Roger MacMillan read the rules for public comments
  - Mark Mershon will assure all comments do not go beyond 5 minutes
- **PUBLIC COMMENTS**
  - o **Ted Feury (4 Chestnut)**
    - He and his neighbors submitted a letter to the Village asking that demolition NOT be approved
    - o He is at the meeting as a representative of the group of neighbors who wrote the letter
    - o They believe the density of the proposed apartments is greater than the standard code allows (Article 5)
    - o He read the letter that he submitted out loud (letter is in the file)
  - o **Mark Kingsley (5 Chestnut, 12 Chestnut, 180 Main)**
    - Inquiry: Why is there a public hearing to discuss a demolition permit when there is not enough information available to make a decision?
    - Martin Tillapaugh (Village Attorney) responded
      - o Never hurts to gather as much information as possible
      - o Public hearing will be held open for the August meeting and new notices will be sent out to the public before the meeting
      - o Public comments will be incorporated into the decision-making process
  - o **Veronica Seaver (100 Main)**
    - Inquiry: Will trees need to be removed?

- Roger MacMillan responded
    - o Depends on the final plan
    - o HPARB only decides on the removal of the structure
    - o Planning Board will decide which trees will be removed (if any)
    - o This was one of the items that the Trustees wanted Josh Edmunds to provide more info about
      - Will need to submit a plan with red x's indicating any trees to be removed
  - o **Karen Crissman (9 Pine)**
    - Inquiry: What factors determine whether HPARB approves the demolition?
    - Roger MacMillan responded
      - o Two separate structures are located on the lot - both being considered for demolition
      - o Structures are listed as NOT contributing on the historic register
        - Years ago, when the previous demolition permit was granted, it was determined that the structure had been altered so drastically that could not be considered historic
  - o **Dave Dennin (8 Chestnut)**
    - Concerned that neighboring properties could be inadvertently damaged during the demolition process
      - o Overhanging trees / Digging up property lines / Cracked foundations etc
    - **Discussion: How will damage be prevented or rectified?**
      - o Martin Tillapaugh (Village Attorney)
        - HPARB will consider imposing the requirement that Josh Edmunds purchase a bond of assurity
          - o Bond is an insurance policy to cover damage
      - o Roger MacMillan
        - Damages need to be discussed with the person who caused it
      - o Dave Dennin
        - It can be difficult to determine who actually caused the damage and to get someone to accept responsibility (they are likely to try to attribute responsibility to someone else)
        - David Sanford
          - o Josh Edmunds is the contract purchaser
          - o He holds enough of the interest in the project to file an application for damages with him
  - o **Denise Hollis (14 Pine Blvd)**
    - Requested that HPARB or the Trustees require approval of a development plan before allowing demolition of the building to occur
    - INQUIRY: Requested confirmation of the process sequence
      - o RESPONSE: PDD Sequence Description
        1. Trustees approve creation of PDD zone and appropriate rules for the PDD
          - o One of the requirements that can be imposed is that NO demolition takes place until replacement structure is approved
        2. SEQR review assesses what ways (if any) the PDD will impact the surrounding natural and human environments
          - o If creation of the PDD will cause any significant impacts - assess how well the plan for mitigation addresses the problem
        3. IF the project passes the SEQR review then HPARB will make a determination about demolition
- **END OF PUBLIC COMMENTS PORTION OF TONIGHT'S MEETING: 5:35 PM**
- **PUBLIC HEARING KEPT OPEN UNTIL THE NEXT HPARB MEETING (AUGUST 13, 2019): BY ROGER MACMILLAN @ 5:35 PM**

## REGULAR AGENDA (6 ITEMS)

### 1. Doubleday Field (Village of Cooperstown / Delaware Engineers)

- a. Review the proposed third base line structure and provide any comments or concerns
- b. Review of parking lot layout including the relocating of the Sandlot Kid and provide any comments or concerns

- **PRESENT/PARTICIPATING:**
  - **Dave Ohman & Elizabeth Horvath, (Delaware Engineering) / Eric Whiting (Saratoga Associates)**
- **MATERIALS DISTRIBUTED**
  - **Presented plans and renderings on a series of large display boards**
- **PROJECT DESCRIPTION**
  - **Funding**
    - Pursued 2017-2018
    - Adequate funding has been successfully secured
      - Already secured 5 million of the 5.8 million required
  - **Team**
    - Village of Cooperstown / Doubleday people / Delaware Engineering / Saratoga Assoc - architectural design and renderings
    - New team member (W.H. Lane) being added as contract manager to oversee work for 2nd phase of the project in order to help assure timeline is met
  - **Timeline / Main Components of the Project**
    - Demolition of 3rd base bleachers: completed May 2019
    - Doubleday Field Improvements: to be completed before 2020 Induction
    - Main Entrance and Parking lot layout will change to facilitate safe flow of cars and pedestrians in an attractive setting that maintains the existing character of Doubleday Field and the Village
      - New lot will have approximately 30 LESS spaces than the existing lot
        - Members of the team believes trade-off of spaces for improved safety, flow and visual appeal is worth it
      - Historic Grandstand will have damaged areas repaired but will not undergo any significant changes that affect the existing character of the building
        - Recessed lighting will be added at entrance
        - Handrails will be added to the bleachers
      - New 3rd base bleachers will be installed (with backs, extra leg room, cushioning)
        - Approximately 1300 seats
        - Entire stadium will accommodate approximately 7000 people
      - Completely new building will be added: 3rd Base Facility
        - Design Goal: New building fits and enhances the character of the existing grandstands but the Historic Grandstand is visually dominant and remains " the Star of the Show"
        - First floor will include restrooms, lockers, storage and maintenance areas
        - 1 stairwell and 1 elevator (to make upper area ADA accessible)
        - 2nd floor mezzanine:
          - Pavilion: open floor plan with removable tables and chairs
          - Village can use the area to host events
        - Roof: Architectural asphalt shingles in greenish blue color to match slate roof on historic grandstand
      - Other Upgrades
        - Infield Upgrade will be done after 2020 inductions
        - Additional upgrades may be added depending on available funding
  - **Public Comments**
    - **Brian Wrubleski: Safety Netting**
      - Concerned about potential injury due to foul ball
      - Asked if netting will be incorporated adding netting to provide protection from foul balls
      - **Dave Ohman (Delaware Engineers) responded**
        - Not currently included in project plans
        - Will add safety netting to the list for consideration

## 2. 9 Railroad Avenue (Mike Swatling) FIELD CHANGE

- a. Proposed replacement of existing exterior stair and landing for north façade apartment entry
- b. Proposed roof addition over existing entry on north façade as submitted (no zba review needed)
- **PRESENT/PARTICIPATING:**
  - o Jeffrey Foster
- **DESCRIPTION/DISCUSSION:**
  - o Proposing removal/replacement of porch/stairs to 2nd floor apartment
    - On north side of structure
    - This is the primary entrance
  - o Existing porch
    - Does NOT have roof
  - o Replacement porch
    - Will have roof
    - Pitch of porch roof will match the roof on the building
  - o Windows are NOT part of the project - they have already been done
- **MOTION**
  - o **Action of:** The Village of Cooperstown, Historic Preservation and Architectural Review Board
  - o **Made By:** David Sanford / **Seconded:** Mark Mershon
  - o **Resolution:**

*A RESOLUTION TO APPROVE the FIELD CHANGE at 9 RAILROAD AVE - AS SUBMITTED*
  - o **Discussion:**
    - None
  - o **Vote:**
    - **Ayes (4):** MacMillan / Sanford / Mershon / Alexander / Festa (Alternate)
    - **Nays (0):**
    - **Abstentions (0):**
    - **MOTION CARRIED**
- **NEXT STEPS**
  - o NA

### 3. 111 Pioneer Street (Sal & Diane Grigoli)

- a. Proposed replacement of existing 4 foot tall fence with 6 foot tall fence as submitted (no zba review needed)
- **PRESENT/PARTICIPATING:**
  - o Diane Grigoli
- **DESCRIPTION/DISCUSSION:**
  - o **Reason for increasing fence height**
    - Wants to prevent basketballs from going on neighbor's property and causing problems
  - o **Location**
    - Same as existing / between the 2 properties
    - 4 foot fence has been there since the Grigoli's moved in
  - o **Material**
    - Cedar
  - o **Letter From Neighbor:** Supports installation of the fence (in file)
- **MOTION**
  - o **Action of:** The Village of Cooperstown, Historic Preservation and Architectural Review Board
  - o **Made By:** MARK MERSHON / **Seconded:** JOE FESTA
  - o **Resolution:**

*A RESOLUTION TO APPROVE the FOLLOWING WORK at 111 PIONEER STREET - AS SUBMITTED*

- **INSTALLATION OF 8 FOOT TALL CEDAR 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)(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 19TH DAY OF JULY, 2019, determine that the work 111 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 (4):** MacMillan / Sanford / Mershon / Alexander / Festa (Alternate)
  - **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. **69 Chestnut Street (Alexandra Gunther)**

- a. Proposed 6 foot wood fence on north and east property lines as shown
- b. Proposed 3 foot mesh fence in south east corner to act as dog pen as shown
- c. Proposed repair of existing garage including reroofing and residing as submitted (no zba review needed)
- **PRESENT/PARTICIPATING:**
  - o Brian Wrubleski (Alexandra Gunther's father)
- **DESCRIPTION/DISCUSSION:**
  - o **Installation of 6 foot tall wood fence**
    - Fence will be installed around existing fence (Existing fence will NOT be removed)
    - Materials: Wood fence - same texture as existing
  - o **Installation of wire fence for dogs**
    - There is an existing chain link fence
    - Adding stretch of 3 foot tall wire fence to create enclosed area
    - Materials: Wire mesh framed by wood
- **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 69 CHESTNUT STREET - AS PER DRAWINGS SUBMITTED TO FILE*

- **INSTALLATION OF 6 FOOT TALL CEDAR FENCE**
- **INSTALLATION OF 3 FOOT TALL WIRE MESH 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)(b)(c) / (3)(a)(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 **19TH DAY OF JULY, 2019**, determine that the work **69 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 (4):** MacMillan / Sanford / Mershon / Alexander / Festa (Alternate)
    - **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
  - **OTHER**
    - o Brian Wrubleski stated he would like to install fencing around restaurant Mel's at 22
      - Wants to block the trash area
      - Will come back in August with plans for approval
    - o Jane Gentile (ZEO)
      - Can go up to 96 inches tall (8 feet)
    - o Martin Tillapaugh (Village Attorney)
      - There is an easement granting right of way for the neighboring residential properties
      - Road is private (NOT Village)
      - Suggested having someone review the plans to make sure it won't impact the neighbor's access and cause problems with neighbors
- 5. 105 Pioneer Street (Bret Meckel)**
- a. Proposed 20 foot by 14 foot pressure treated wood deck and stair as submitted
  - b. Proposed 36 inch full glass Thermatru door on rear façade to access deck (no zba review needed)
    - **PRESENT/PARTICIPATING:**
      - o **NO Representative Present**
    - **DESCRIPTION/DISCUSSION:**
      - o **Jane Gentile (ZEO)**
        - Pressure treated deck
        - 24 inches off the ground
        - 3 foot wide swing door
    - **MOTION**
      - o **Action of:** The Village of Cooperstown, Historic Preservation and Architectural Review Board
      - o **Made By:** MARK MERSHON / **Seconded:** DAVID SANFORD
      - o **Resolution:**

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

- **INSTALLATION OF PRESSURE TREATED WOOD DECK AND STAIR**
- **INSTALLATION OF THERMATRU DOOR ON REAR OF HOUSE TO ACCESS DECK**

*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)(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 **19TH DAY OF JULY, 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 (4):** MacMillan / Sanford / Mershon / Alexander / Festa (Alternate)
  - **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. REVIEW: Historic Preservation and Architectural Review Board REGULAR MEETING – JUNE 11, 2019**

- **DISCUSSION**
  - o **No one had questions, comments, concerns**
  - o **No changes were requested**
- **MOTION**
  - o **Made by: BRIAN ALEXANDER / Seconded: ROGER MACMILLAN**
  - o **Resolution**
    - *A RESOLUTION TO APPROVE the MINUTES of the REGULAR HPARB MEETING - JUNE 11, 2019 - AS WRITTEN*
  - o **Discussion:**
    - None
  - o **Vote:**
    - **Ayes (3):** MacMillan / Mershon / Alexander / Festa (Alternate)
    - **Nays (0):**
    - **Abstentions (1):** Sanford (not at meeting being voted on)
    - **MOTION CARRIED**

- **NEXT MEETING**
  - o **AUGUST 13, 2019 AT 5PM**
- **MEETING CLOSED: 6:20 pm (1 hr 20 min)**



Respectfully Submitted,

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Mikal Sky-Shrewsberry, Clerk (PT)