

The 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 September 25, 2014. Members in attendance were Chair – Teresa Drerup, Liz Callahan, and Roger MacMillan. Also in attendance was Zoning Enforcement Officer – Tavis Austin and Deputy Village Clerk – Jennifer Truax. One member of the public was present.

Ms. Drerup called the meeting to order at 8:32 AM.

### **Regular Agenda**

#### **Lot 18 Lakeland Shores South (Ed Tietz) – Stop work order – unapproved field changes**

Ms. Drerup reviewed the field changes for the property which have been made without approval. She asked Mr. Swatling to review the proposed railing.

Mr. Swatling reviewed photos of the railing and the location of all proposed railings.

Ms. Drerup reviewed the areas to be parged. She asked if any other face would be applied or if the parging would be the final appearance.

Mr. Swatling stated that a cultured stone veneer may be applied to these areas in the future.

Ms. Drerup reviewed the deck and asked if the area beneath the deck would be finished with lattice or some other material.

Mr. Swatling explained that landscaping is to be placed around part of the deck but there are no plans to finish by any other means.

Ms. Callahan stated that the deck's underside will be an inviting area for critters to use for a habitat.

Dr. MacMillan stated that a wire barrier behind lattice is fairly effective at deterring animals.

Ms. Drerup stated that she feels that the deck appears unfinished, particularly on the north side where there is a large open vertical space, and recommends that landscaping, lattice or something dark in color be applied to give the deck a more finished look. She asked Mr. Swatling if the stair treads and risers would be Trex and if they would be two pieces of decking or an actually tread.

Mr. Swatling stated that all of the material will be Trex and that they would use two pieces of decking for the treads and risers.

Ms. Drerup asked that photos of each elevation be submitted, since the revised elevation drawings do not accurately portray the existing window locations, proportions, or grilles.

Mr. Austin shared photos that he took when the stop work order was issued and asked if they were sufficient.

Mr. Drerup stated that she would prefer new photos which are very clear to be taken. In addition she asked that the photos be clearly labeled.

Mr. Swatling stated that he would be sure that photos are submitted for the record.

Dr. MacMillan asked if the drainage issues have been rectified.

Mr. Swatling stated that all drainage issues have been resolved.

Ms. Drerup stated that she took a look at the property from the uphill neighbor's viewpoint and found that the structure did not obscure the view of the lake.

Mr. Swatling stated that the chimney, which was the biggest issue for Mr. Alexander, has been removed and will not be installed.

Ms. Drerup asked Mr. Swatling to indicate such on the plans.

Ms. Drerup questioned the height of the railing post caps.

Mr. Swatling indicated they would only be several inches above the railing, rather than the approximately 8" depicted in the product literature.

Dr. MacMillan made a motion to approve the field changes for 24 Lakeview Drive South, Lot 18 as submitted on Job Built Drawings dated September 25, 2014 with the following additions: cultured stone may be applied to the north and west basement faces of the structure on the paved areas and a barrier consisting of lattice or dark screening be installed beneath the deck on at least the north side. The applicant is to submit photos of each elevation after construction but prior to landscaping. Ms. Drerup seconded the motion and a vote had the following results:

AYES: Callahan, Drerup, MacMillan                      Motion carried.

**Other Business:**

Mr. Austin stated that he has been questioned regarding property at 5 Susquehanna Avenue changing their roof from metal to asphalt and asked if the board would like him to issue a stop work order if he finds the work to be commencing as reported.

Ms. Drerup stated that any material change requires review and it should come before the board.

Mr. Austin stated that he has had a report of a window being added to the rear of the residence at 10 Maple Street.

Ms. Drerup stated that Mr. Austin should also follow up on the report regarding 10 Maple Street.

The board discussed how to ensure plans approved through HPARB are the same plans which applicants submitted to County Codes and what is built.

Meeting adjourned at 9:02 AM.

Respectfully submitted,

---

Jennifer Truax  
Deputy Village Clerk