

VILLAGE VOICES

Number 134

Editor, Jenna Utter, Village Clerk

February 2025

News from the Mayor's Office

At various forums recently, I have highlighted the Village's progress in increasing housing in our Community.

Minor changes in zoning laws have supported housing development and allowed greater density in residential districts. Revisions to our Short-Term Rental law have ensured homes are available for year-round use. From 2019 to 2024 we saw a 50% reduction in homes being used for short term rentals – that represents 20 homes now used for long term occupancy.

These changes allowed the development at 10 Chestnut Street of a 13-unit, net zero apartment building. To date that is our most significant housing project - when it opened in February 2023 it was the first apartment building constructed in Cooperstown in over half a century. It is fully rented and has a wait list for the apartments.

Our efforts were recognized by NYS last fall when we were certified as a Pro-Housing Community, opening doors to grant funding.

In late May of 2024 we learned which projects from our \$4.5 million New York Forward award were approved for funding. Two of those projects will address our housing need – particularly for apartments– within our Village. The first is the small project fund which will provide Main Street building owners with funding support for façade improvements as well as upgrades for apartments on upper floors. The second project will create 13 new residential units in a mix of apartment and townhomes on the corner of Glen Avenue and Grove Street.

More recently, the pending sale of 217 Main Street, will open the doors for site development of a 50-unit apartment complex, with supportive housing units on the first floor. Vecino Group, a national company dedicated to the development of affordable and supportive housing partnered with Springbrook for grant funding to support 8 dedicated, one-bedroom units in the potential 50-unit, 3 story apartment building. In February 2024 Springbrook received the \$1.78 million award notification from OPWDD.

The Village has submitted a \$1 million dollar Restore NY grant application to support the costs of

demolition of the existing building and hazardous materials remediation.

We are very excited about this proposed project, as it will provide affordable housing – Our Village with a major healthcare facility as well as numerous tourism businesses (hotels, restaurants, museums, attractions) needs housing for the individuals who work in these establishments.

We look forward to welcoming all the new residents to the Village.

-Ellen Tillapaugh, Mayor

Village Elections - 2025

Election Day for the village will be Tuesday, March 18, 2025. Voting will take place at the Cooperstown Fire Hall, 24 Chestnut Street, from noon until 9 p.m.

The following offices are up for re-election:

- Trustee (2) – Three-year term

The Democratic Caucus was held on January 28, 2025 and nominations were made as follows: Richard Sternberg for Trustee, and Audrey Porsche for Trustee.

The deadline for the Village Clerk to receive Independent Nominating Petitions is February 11, 2025; therefore, additional candidates and/or parties may be added to the ballot at that time.

Absentee ballot applications are available at the Village Office during regular office hours, Monday-Friday between 8:00 a.m. and 4:00 p.m. or by calling 547-2411.



Grievance Night

The tentative assessment roll has been completed for 2025. Notices have been sent to the owners of properties that have changed values.

The Assessor, Al Keck, is available weekdays,

9 AM –12 PM in his office at 22 Main Street. He will also hold special office hours for those unable to meet during regular office hours on **Thursday, February 6, from 6 PM – 8 PM and Saturday, February 8, from 9 AM – 1 PM** or by appointment by calling **607-547-6057**.

The Board of Assessment Review will meet on **Tuesday, February 18, 2025** in the Village Meeting Room, 22 Main Street, Cooperstown, NY between the hours of **4 PM and 8 PM**, for the purpose of hearing and determining complaints in relation to assessments on the application of any person believing himself to be aggrieved.

Complaints with respect to assessments must be filed with the Village Clerk on or before the day of the meeting on a form prescribed by the State. These forms are available at the Village Office, 22 Main Street or by calling (607) 547-2411.

Thank you for serving on Village Committees!

We have nine Village committees and boards on which 64 volunteers provide an important civic service to our community. We thank Village residents who recently accepted appointments to boards including Bonnie McGuire Jones (Historic Preservation and Architectural Review Board), and Victor Carrascoso (Zoning Board of Appeals). Our Community & Environment Committee does not require Village residency and we are pleased that Shelby MacLeish has agreed to serve on that committee and assist us in meeting our environmental goals.

Employment

The Village currently has openings for year-round personnel in its Streets Department. If you are interested in more information and an application, reach out to the Village office at 607-547-2411 or stop by 22 Main Street during normal business hours (8 AM- 4PM).



Attend Welcome Home Cooperstown!

Welcome Home Cooperstown is an initiative created in early 2023 to welcome area newcomers and assist them in building connections to established residents and institutions. The goal is to encourage new residents to make our community their permanent home. Toward that end, monthly

Meet & Greets are held at the Cooperstown Village Hall on the first Tuesday of each month. These events bring together new area residents with longtime community members, while sharing information, refreshments and entertainment.

The idea for WHC grew from a discussion between Dr. Anush Patel and Mayor Tillapaugh and became a reality when the Friends of the Library Board guided by Lynne Mebust and Karen Katz organized a committee with representation from many local community groups. In early January of this year, the committee met and has already laid out a 2025 calendar, **which is attached at the end of this newsletter.**

Each month features a theme, speaker, music, Library craft for children, community tables (by businesses and organizations) and refreshments! Please check out our Facebook, *Welcome Home Cooperstown* page, designed and managed by Erin Rawitch, for up to date details.

Programs for the next few months include:
February 4th – Library Lovers’ Month, with a book reading and Library celebration, music by Luke Gheen, children’s craft and refreshments by the Friends of the Village Library Board and the Library Board.

March 4th – Mardi Gras with a speaker and a library craft, music by Jack Cooper and Patsy Lyon, and refreshments by Mel’s at 22.

April 2nd– Ramadan and Eid, with speakers Dr. Amjad Qabbani and Izees Abdallah from Bassett Healthcare Network, music by 18 Strings and food prepared by Melissa Manikas, State Farm Insurance Agent.

We hope everyone will attend and join these opportunities to build our community connections!!

**THINK YOU HAVE A
BLOCKED SEWER LINE?
Avoid unnecessary costs, call
the Village First!**

Property owners are responsible for maintaining waste lines to their junctions with the Village’s sewer mains. The Village is responsible for operation and maintenance of the sewer mains. In the event a blockage occurs and an owner is uncertain about the location of the blockage, please notify the Village at 607-547-2411 for both daytime and after-hours emergencies. Village staff will investigate

promptly. If the blockage is in the main, the Village will bear the cost of clearing it. If the blockage is in the owner's sewer lateral leading to the village main, the owner will be responsible for the cost. We bring this to your attention because recently a resident experienced a blockage, hired a plumber, and discovered that the blockage was in the Village main, not the owner's waste line. The Village cleared the line at no cost to the property owner, but was not authorized to reimburse the property owner for the cost of the plumber's services.

Snow Emergencies

A snow emergency, or other emergency, is declared by the Mayor or the DWP superintendent. An emergency will be announced via media outlets including TV, radio, and the Village website. Parking is prohibited on all Village streets during a declared emergency. Cars that remain on the street during an emergency may be towed.

Parking is available in the Doubleday Field Parking Lot whenever an emergency prevents parking on the streets. Please continue to support local businesses during the winter, even if that requires a little extra walking.

Removing Snow and Ice from the Public Sidewalk

This winter season, please remember that according to local law:

- ♦ Owners are responsible for clearing snow and ice from public sidewalks adjoining their properties within 24 hours after a snowfall.
- ♦ The use of sodium chloride (rock salt) is not permitted on public sidewalks. Look for deicers labeled as safe for concrete.
- ♦ In the business district it is not necessary to remove snow and ice from the pavers, but the pavers can be carefully cleared and deiced if desired.
- ♦ Snow or ice you clear must not be deposited on streets or sidewalks.
- ♦ Snow or ice must not be deposited on someone else's property without express permission.

If the public sidewalk adjacent to your property is not cleared, the Village will clear it and charge you a fee of \$100 per instance. You will be notified of the need to clear the sidewalk via a paper notice placed at your entrance door before the sidewalk is cleared by Village employees. The Village does not make phone calls or send emails to property owners who have neglected this duty.

We ask that you remain diligent in clearing snow and ice from the sidewalk and make alternative arrangements if you are out of town. We would prefer not to have to issue notices, shovel sidewalks, or fine property owners—we do this to promote pedestrian safety.

If you observe sidewalks that are not being cleared, please report them to Mitch Hotaling at 607-547-2411 or mhotaling@cooperstownny.org



Support Our Firefighters – Clear A Hydrant

Rich McCaffery proposed the idea of Adopting a Hydrant in 2014 and garnered the support of the Village Streets Committee and the Board of Trustees. The Village wishes to express its thanks to Rich for initiating this volunteer project a decade ago. There are 127 fire hydrants in and around the Village. A map with numbered hydrants is available on the Village website at <http://cooperstownny.org/volunteers/>

Adopting a hydrant means shoveling the snow 3 feet around the hydrant on all sides. This will ensure that in the event of a fire, firefighters can quickly access water to extinguish it. For the safety of drivers and pedestrians, snow should be piled on the tree lawn and not deposited in the street or on the sidewalk. More serious hydrant issues should be reported to the Village at 547-2411.

If everyone pitches in, we can ensure that access to fire hydrants is more continuous, especially following a large snow storm. The ultimate goal is to help ensure a safer Village for all who live, work, and visit here.



Boat Dock and Rack Rental 2025

We will begin to accept names for the boat dock & canoe/kayak rack [waiting list](#) on March 3rd. To be put on the waiting list, you must come to the Village office on or after Monday, March 3rd during regular business hours which are 8:00 a.m. until 4

p.m. Spaces are assigned on a first come first assigned basis.

Last year's renters will automatically be assigned a slip/rack space and will have until March 31st to renew for the season. Slips that are not renewed will become available for those on the waiting list.

Because exterior slips (1-W dock) are best able to accommodate larger boats, and they tend to be the most desirable slips due to their accessibility, we have adjusted our slip fee schedule to reflect this. **Boats longer than 24' cannot be accommodated on Village docks.**

On 1-W with exterior slips, rates are \$800.00 for Cooperstown Village residents (**those who actually reside in the Village of Cooperstown as their primary, legal residence**) and \$1,750.00 for non-residents. For interior slips on 1-E, 2-E and 2-W rates remain at the prior rates of \$600 for Village residents and \$1350 for non-residents. If you are currently on 1-W, and do not wish to pay the increased rate and have a boat no longer than 20', you may request to move to an interior slip.

Boat Permits are valid from May 1st through November 1st.

Reminder: The slip applicant must be the registered boat owner and in order to receive in Village rates, your primary, legal residence must be located within the Village.

Overnight Parking

Between November 1 and April 1 overnight parking is prohibited on all Village streets to ensure snow and ice can be promptly removed. Free overnight parking is available in the Fowler Way Parking Lot and the Doubleday Field Parking Lot in designated areas. Look for signs indicating where overnight parking is allowed in these lots and don't make snow removal harder for our road crew by parking overnight on the street.



Spring Clean-Up

The Village provides the opportunity to dispose of green waste such as brush and Christmas trees in an environmentally friendly manner. Place brush between the curb and sidewalk. Do not put brush in containers. Root balls, stumps, and large tree limbs

will not be picked up, as we can only take material that will go through our shredder. Do not include non-compostable materials like plastic flower pots, construction debris, processed lumber, bricks or stones with leaves or brush.

To facilitate spring clean-up, the Village of Cooperstown will be picking up green yard waste Monday through Friday beginning at 7AM during the month of April, weather permitting. After April, pickup will be the last Thursday of each month.

Residents may also bring green waste (leaves, brush, grass clippings) at any time to the Village Street Garage on Linden Avenue and deposit it themselves in the appropriate area. Commercial dumping is prohibited.

If you have any questions, please call Mitch Hotaling, DPW Superintendent at 607-547-2411.

Badger Park Ice Skating Rink

Cold weather is in the forecast and thanks to the work of dedicated volunteers and Village staff, the rink is up and running! Everyone is working hard to have the rink in great shape for Winter Carnival Weekend.

We appreciate all the assistance received from the Friends of the Parks for the Village's six parks, but particularly appreciate their support in the winter months at the rink. Check out their Facebook page *Cooperstown Friends of the Parks* for updates on when the rink is open and activities that are planned.

When skating is available, the rink is often divided so that half is set up for hockey and half for open skating. The hours are as follows, weather permitting:

M/W/F 3pm-7pm mixed-use; T/Th 3pm-6pm mixed use, 6:30pm-9pm Hockey; Weekends and Holidays 10am-12noon Family skate; 12:30pm-6:30pm mixed use.

The warming hut will be open to allow skaters to borrow skates for daily use this season. Please be sure to remind your kids to put their skates back neatly. Skates should not leave the park for any reason.



Repairing Your Historic Home

If you live in the Village of Cooperstown and your house was built before 1949, you might qualify for a state income tax credit for work on your home. New York State offers income tax credits for homeowners in qualifying census tracts (of which ours is one) who do more than \$5,000 of approved work on their historic house. At least 5% must be spent on the exterior of the home, and all work must be approved by the State Historic Preservation Office before it begins. The tax credit is equal to 20% of approved qualifying expenses up to \$50,000. For more information, contact the State Historic Preservation Office at (518) 237-8643 or Otsego 2000 at 607-547-8881.

Paid Parking

The 2025 Paid Parking season will run from the Saturday before Memorial Day through Columbus Day. The paid parking area includes portions of Main, Chestnut, Pioneer, and Fair Streets. The rate remains \$2.50 per hour, payable in 30-minute increments, with a \$15 all-day option at the Doubleday Field parking lot. On the streets, parking will continue to be limited to a 2-hour purchase, with the ability to buy additional time by re-upping at a Pay and Display Machine. Doubleday Field provides an all-day option.

Downtown parking permits provide an alternative to using Pay and Display machines for parking in the paid parking area. Anyone—local or tourist—can buy a permit. Permit holders can park for up to 2 hours daily in 2-hour areas without purchasing a ticket from a Pay and Display machine. The same permit can be used to park in the Doubleday Field Lot after 4 pm and all day in the permit-only Fowler Way Parking Lot (located behind the Chamber of Commerce) if an all-day option is needed. Please remember that the purchase and display of a parking permit does not guarantee a parking space.

Parking permits can be purchased in person from the Village Clerk's office at 22 Main Street or by mail or email. Applications can be accessed on the village website www.cooperstownny.org (under permits) or at the Clerk's office. A completed application must be accompanied by the appropriate fee, payable by cash or check. Credit cards can be accepted at the Village office. Permits remain a great deal at a cost of \$25 for the first permit, and \$15 for additional permits at the same address.



Willow Brook Study

If you see folks working in or around Willow Brook and examining our various storm drains in the coming weeks, they are from the Army Corps of Engineers. The Village is pleased to have partnered with the Army Corps to study the potential for flooding along this tributary of Otsego Lake, which travels along Glen Avenue, under Grove Street and Chestnut Street, under the Doubleday Field Grandstand, under Main Street, behind the Cooper Inn, across Lake Street, and on to Otsego Lake. We look forward to learning more about how we can better prepare for extreme weather events through our care of this waterway.

Heat Pumps

Looking to save up to 40% on energy costs? Go green with a new HVAC heat pump this winter! These new systems will efficiently support your family in your home despite the harsh New York climate.

The Village of Cooperstown is beginning a Heat Pump Campaign. If you plan to install or have installed a heat pump since October 2, 2024, we want to know. Reach out to: village@coopertstownny.org

Incentives, such as rebates, Inflation Reduction Act tax credits, and financing, are available to help cover the cost of energy upgrades including heat pumps. For more information go to: <https://www.nyserda.ny.gov/All-Programs/Inflation-Reduction-Act>.

Many Village homeowners may also qualify for Historic Homeowners Tax Credits, and Otsego 2000 can help with the paperwork.

Save today and build a better tomorrow!

Tax Credits for Carriage House Repairs

Owners of barns, including carriage houses, may qualify for the New York State Historic Barn Rehabilitation Tax Credit, which is a state income tax credit equal to 25% of qualified rehabilitation expenditures. The building must have been constructed prior to 1946, and it must have been used at one time for a purpose related to agriculture, such as housing horses and storing hay. Your qualified rehabilitation, which cannot change the historic appearance of the building, must have cost \$5,000 or more. The credit may be applied to certain work that has already been completed. So, if you need a new roof or recently put one on, painted, made foundations repairs, or completed other projects on your carriage house or

other agricultural building, you can benefit from this program. Please contact Otsego 2000 at 604-547-8881 or director@otsego2000.org, or the NYS Division for Historic Preservation staff at 518-237-8643 with questions. Note that the building cannot have been used as a residence within one year prior to applying for the credit or converted into a residence as a result of the work.

Electric Vehicle Charging

The Village of Cooperstown installed EV charges in the Doubleday Field parking lot in 2018. It is amazing to consider how technology has evolved since that time! The older chargers are slow and are experiencing lots of technical difficulties. The Village looks forward to the installation of new, faster chargers in the Fowler Way parking lot in the near future. Stay tuned for updates! And know that in addition to our outdated chargers, public EV chargers are available at a couple of area businesses. We apologize for the inconvenience until we get our new units up and running.

Village Holiday Schedule

The Village Offices will be closed:

- ❖ **February 17 (in observance of President's Day)**





ARE YOU NEW TO COOPERSTOWN?
You're invited to a monthly "Meet & Greet"

WELCOME HOME COOPERSTOWN

2025 "Meet & Greet" Dates

Cooperstown Library / Village Hall
22 Main Street, Cooperstown

5:30-7pm (Drop in Anytime)

February 4th
March 4th
April 1st
May 6th
June 3rd
July 1st
August 5th
September 2nd
October 7th
November 4th
December 2nd