

A regular meeting of the Planning Board of the Village of Cooperstown was held in the Village Office Building, 22 Main Street, Cooperstown, New York on June 21, 2016 at 4:30 p.m. Members in attendance were Chair – Eugene Berman, Richard Blabey, Joe Membrino, Paul Kuhn, and David Pearlman. Zoning Enforcement Officer Sheila Serbay was also present. There were no members of the public present.

Mr. Berman called the meeting to order at 4:30 p.m.

Minutes

Mr. Pearlman made a motion to approve the minutes from the May 17, 2016 meeting as submitted. Mr. Blabey seconded the motion and a vote had the following results:

AYES: Berman, Blabey, Pearlman
ABSTENTIONS: Kuhn, Membrino

Motion carried

Agenda

1. 149 Main St (Webster) – seeking approval to change name on sign.

Mr. Kuhn stated that he is upset with Mr. Webster's continued disregard for the Village laws. Mr. Pearlman agreed.

Mr. Pearlman asked if the sign was the same as previous sign.

Mr. Membrino asked that if the new information is written within the same dimensions, is it necessary to have approval.

Mr. Berman explained that since changes are made to the sign, approval is required.

Mr. Berman made a motion to approve the sign as submitted in the application.

Mr. Kuhn seconded the motion and a vote had the following results:

AYES: Berman, Blabey, Pearlman, Kuhn, Membrino

Motion carried

2. 28 Railroad Ave. (Ferrara) – request to consent to the Board of Trustees as the lead agency for the 28 Railroad Ave. SEQRA review.

Mr. Membrino had questions regarding the map provided for review and parking. He also stated that there were two railroad satellites close to that location. He questioned the right of way near or on that property. He stated that the status of the right of way should be clarified.

Mr. Berman explained that the Board of Trustees will determine the applicant's special use permit application. Under the Board of Trustees special use permit procedure, the Planning Board initially reviews the application for concept and submits a recommendation to the Board of Trustees. If the Board of Trustees grants the special use permit, the Planning Board will review the application for a final site development plan approval.

M. Blabey clarified information regarding the actual railroad headquarters and usage of the trains. He explained that the trains are not common carriers. He added that it would cost millions of dollars in order to re-establish usage.

Mr. Membrino stated that he believed that there was an advantage to property owners if the railroad was active.

Discussion continued between Mr. Membrino and Mr. Blabey.

Mr. Berman moved to consent to the Board of Trustees as the lead agency for the 28 Railroad Ave. SEQRA review.

Mr. Membrino seconded the motion and a vote had the following results:

AYES: Berman, Blabey, Pearlman, Kuhn, Membrino Motion carried

3. 65 Main St. (Holtz) – Installation of a sign above the doorway.

Mr. Kuhn viewed the font and stated that it appeared to be larger than the 8 inches that the applicant reported to the ZEO.

Mr. Pearlman made a motion to approve the request for the installation of the sign as submitted in the application, with coverage no greater than 40 square feet.

Mr. Berman seconded the motion and a vote had the following results:

AYES: Berman, Blabey, Pearlman, Kuhn, Membrino Motion carried

4. 101 Chestnut St. (CVS) - Special Use Permit for a CVS retail store in the commercial zone that would have a footprint of 3,000 square feet or greater (Zoning Law § 300-15(B)(14).

Todd A. Hamula, Senior Development Manager of the Zaremba Group, representing CVS, arrived at the meeting and gave an overview of the proposed project and presented a preliminary site development plan.

Mr. Berman explained that a special usage permit was required due to the size of the proposed building's footprint. He added that at this time, a preliminary site development plan was required

in order to decide if the concept of a CVS retail store with a footprint of 9,516 square feet at the Cooperstown Motel location would be appropriate in the Village.

Mr. Hamula stated that the proposed retail floor space would be 7,800 square feet and that there would also be a drive-through pharmacy. He also stated that there would be two entrances to the property, a Beaver St. driveway and a new Chestnut St. driveway. Mr. Hamula added that there would be 44 parking spaces and he identified where proposed signs would be located. He additionally said that there was no plan to include interactions with Price Chopper or Badger Park.

Mr. Membrino asked if the traffic flow to the drive-through pharmacy was counter clockwise.

Mr. Hamula stated Yes.

Mr. Membrino asked if there was any plan to find a solution to traffic concerns with a traffic light.

Mr. Hamula stated that it is very important that CVS have two driveways.

Mr. Pearlman stated his concern for those making a left turn onto to Chestnut St. from Beaver St.

Mr. Hamula stated that traffic engineers will help with this problem.

Mr. Blabey jokingly stated that there cannot be a traffic light at that site because Cooperstown is a one light village. He suggested a roundabout.

Mr. Membrino stated that a traffic study would inform all.

Mr. Blabey stated that all were interested in a traffic study and that it is very important for that corner. He added that lighting and signage are also important.

Mr. Hamula asked if signage could be considered later with a team who deals specifically with CVS's signs. He added that CVS might seek a variance concerning its signs.

Mr. Berman stated that the Sign Law does not permit a variance if the non-conforming sign results from an applicant's action. He advised that CVS should not plan for any signage variances. Mr. Berman added that that lighting must be part of the site development plan review, but that signage could be considered separately if that was CVS's desire.

Mr. Hamula stated that CVS will definitely commit to a traffic study and signage would be separate.

Mr. Berman stated that at this point the Board is only reviewing the preliminary site development plan for its concept and whether the proposal is appropriate for the Village.

Mr. Blabey asked if there was a consideration to have the building closer to Chestnut St. with parking in the rear.

Mr. Hamula stated that when this project was compared to other CVS stores, that configuration was not determined to be a good fit. Factors included the odd configuration of the lot, that CVS's residential building model works better for this kind of site, as well as security concerns. Mr. Hamula also presented an unofficial plan that CVS had not yet approved.

Mr. Blabey stated that Price Chopper did a nice job with plants and shrubs. He suggested that it could be continued to the new project.

Mr. Kuhn agreed.

Mr. Membrino asked if there was only one entrance to the store.

Mr. Hamula stated Yes.

Mr. Membrino asked if there were any plans to connect to Price Chopper.

Mr. Hamula stated that there is no present intention to connect the parking areas because there would be some competition between the stores.

Mr. Membrino asked if the project would be pedestrian friendly. He stated that people walk in the Village and that concept would be a nice amenity.

Mr. Hamula agreed that this was a good idea and would look into it. He stated that he could look into various options to present at the next meeting.

Mr. Membrino asked if pedestrian traffic created unknown issues for CVS, such as liability.

Further discussion continued regarding squaring up the building relative to Chestnut St. to create additional green space and a sidewalk.

Mr. Blabey asked about the residential boundary and if it was a zoning issue.

Mr. Pearlman stated that a sidewalk would be needed there since students travel that route.

Mr. Hamula wanted clarification that this meeting was for the consideration of the square footage of the building.

Mr. Berman stated that the consideration is for the entire concept and proposal's merits.

Mr. Membrino asked if the Board need additional information at this time.

Mr. Berman stated that the proposed building would be one story, would be smaller than Price Chopper, and that the property had adequate space for on-site parking.

Mr. Membrino stated that the footprint is smaller than the motel. He asked the height of the proposed building.

Mr. Hamula replied that the building would be 18-20 feet high.

Mr. Berman stated that there did not appear to be any variances needed for the project's site.

Mr. Hamula agreed.

Mr. Kuhn stated this is an appropriate concept.

Mr. Berman agreed.

Mr. Pearlman stated that he agreed as well.

Mr. Berman asked if the members had reached the preliminary conclusion that the application concept and proposal had merit. He pointed out that the site development plan is very preliminary, with traffic, lighting, and buffers to be addressed in a future plan.

Mr. Pearlman made a motion that the Planning Board has come to a favorable conclusion that the application's concept and proposal has merit and hereby recommends approval of the special use permit.

Mr. Blabey seconded the motion and a vote had the following results:

AYES: Berman, Blabey, Pearlman, Kuhn, Membrino Motion carried

The meeting was adjourned at 5:32 p.m.