

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 December 20, 2016 at 4:30 p.m. Members in attendance were Chair – Eugene Berman, Joe Membrino and David Pearlman. Members Richard Blabey and Paul Kuhn were absent. Zoning Enforcement Officer – Jane Gentile and Village Administrator - Teri Barown were also present. There was one member of the public present.

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

Regular Agenda

Preliminary CVS Site Plan Review (Todd Hamula, Zaremba Group for CVS)

Mr. Berman noted that he called Jeffrey Feinberg who owns Price Chopper regarding the email he received from Mr. Feinberg asking for clarification on the CVS's developer request for a pathway between the two parking lots. Mr. Berman noted that he reduced the conversation to writing and a copy will be included in the project folder.

Mr. Hamula stated that he was waiting to submit a preliminary site plan until the Trustees accepted the traffic study, which occurred at a November 4 special Trustee meeting. He stated that their traffic study consultant, as well as the Village's consultant felt that the two driveways could be safe.

Mr. Membrino expressed concerns regarding individuals exiting onto Beaver Street and shooting across to the right prong of the Chestnut Street turn and turning right, while cars are also turning right from the left prong.

Mr. Berman suggested that the Planning Board should schedule a workshop for early January to review the site plan, together with the traffic study and recommendations of the Trustees.

Mr. Hamula noted that CVS has agreed to provide a pedestrian crosswalk and signage at Chestnut Street and West Beaver and provide recommendations to the Trustees regarding types of permanent crosswalks.

Dr. Falk, who was in the audience, noted that it was originally felt that something would need to be done with the Y intersection, but the traffic study reviewed showed that it works relatively well.

Mr. Berman stated he would circulate the traffic study, the Delaware Engineering review and recommendations and the November 4 Trustee minutes to members of the Planning Board for review at the workshop.

Mr. Hamula stated that the process of design has been started with the Historic Preservation and Architectural Review Board and that they have accepted and approved the building elevations. He noted that a demolition permit still needs to be obtained.

He stated that CVS has not closed on the real estate yet, but has a closing date scheduled for mid-January.

Ms. Gentile noted that the dumpster enclosure and fencing will also need HPARB approval.

Mr. Hamula reviewed the preliminary site plan with the Board.

Discussion was held regarding extending the sidewalk to the Price Chopper property. Mr. Hamula stated that at this time they are not able to extend to meet the Price Chopper sidewalk due to excessive demands by Price Chopper to accomplish this. Various alternatives on how to run the sidewalk were discussed, including taking the sidewalk to the right of way and accessing from Chestnut Street.

Mr. Hamula also reviewed the drainage and landscape area. It was noted that existing trees will be removed. The site plan indicated where new trees will be located on the site.

Mr. Membrino inquired as to why the building was not aligned with CVS. Mr. Hamula stated that a drawing was prepared and provided to CVS, but they preferred the current layout due to the amount of parking it would provide.

Mr. Membrino asked where snow would be removed to. Mr. Hamula stated it would be pushed to the drainage area.

It was noted that the propane tank will be underground.

Discussion occurred regarding the proposed fencing to be located on the property. Dr. Falk stated that the Trustees felt it was important to separate the area and provide a measure of security.

Mr. Hamula reviewed the photometric plan (lighting). He stated that it is felt that the only spill over will be onto Price Chopper property. Discussion was held on types of fixtures to be used and it was noted they would be LED's.

Mr. Berman noted that signage will be reviewed later, and at this point only needs to show up on the site plan as to where it will be located.

Mr. Membrino asked how long it will be from breaking ground to completion. Mr. Hamula replied six months. He stated that the goal is to open in March of 2018.

Mr. Berman asked Mr. Hamula if there are any Trustee conditions of the special use permit that Mr. Hamula feels are not met. Mr. Hamula stated he believes they have all been covered.

Mr. Berman tentatively set a workshop meeting date for January 3 at 2:00 p.m. for further review of the site plan and traffic study.

Minutes: Mr. Membrino made a motion to accept the minutes of the July 19, 2016 meeting as submitted. Mr. Pearlman seconded the motion and a vote had the following results:

AYES: Berman, Membrino, Pearlman

Motion carried.

Mr. Membrino made a motion to accept the minutes of the November 15, 2015 meeting as submitted. Mr. Berman seconded the motion and a vote had the following results:

AYES: Berman, Membrino, Pearlman

Motion carried.

Mr. Berman noted that copies of the Comprehensive Plan have been provided to Board members and the Planning Board will start to review to see if there are any required revisions to the Zoning Law based on the contents of the Comprehensive Plan.

Mr. Pearlman made a motion to adjourn the meeting at 6:00 p.m. Mr. Membrino seconded the motion and a vote had the following results:

AYES: Berman, Membrino, Pearlman

Motion carried.

Respectfully submitted,

Teri L. Barown, RMC
Village Administrator