

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 **JULY 16, 2019** at 4:30 PM

IN ATTENDANCE

- **MEMBERS ATTENDING (4):** Gene Berman (Chair) / Fred Schneider / David Pearlman / John Webb (Alternate)
- **MEMBERS ABSENT (3) :** Ellen Pope / Richard Blabey / James Lacava (Alternate)
- **OTHERS ATTENDING**
 - Jane Gentile (Zoning Enforcement Officer) / Mikal Sky-Shrewsberry (Clerk, PT)
 - **(5) Member(s) of the Public** (+Joe Membrino (Trustee))

MEETING CALLED TO ORDER by **Gene Berman** at **4:33 PM**

PUBLIC HEARING: (1) ITEM(S)

1. **13 Railroad Avenue (Terracentia Properties / Jon McManus) non-contributing**
 - a) Site Development Plan Review per Article VIII
 - **PUBLIC HEARING OPENED:** by Gene Berman / 4:34pm
 - **PUBLIC COMMENTS**
 - None (Call for comments was made 3 times)
 - **PUBLIC HEARING CLOSED:** by Gene Berman / 5:10pm

REGULAR AGENDA: (7) ITEM(S)

1. **Doubleday Field Presentation (Village of Cooperstown / Delaware Engineers)**
 - a) Review of parking lot layout and provide any comments or concerns
 - b) Review the proposed third base line structure and provide any comments or concerns
 - **PRESENT / PARTICIPATING**
Dave Ohman & Elizabeth Horvath, Delaware Engineering
 - **PROJECT DESCRIPTION**
 - **MATERIALS DISTRIBUTED**
 - Booklet Summarizing the Project
 - Includes renderings, site plans
 - **JANE GENTILE**
 - This is only a presentation of the project
 - There is no file at the current time
 - **DAVE OHMAN REVIEWED THE PROJECT**
 - Team / Financing / Timeline / Main Components of the Project
 - Key Points
 - Already secured 5 million of the 5.8 million required
 - Demolition of 3rd base bleachers was completed May 2019
 - Project to be completed before 2020 Induction
 - Doubleday Field Improvements
 - 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 FEWER spaces than the existing lot

- Development 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
 - o Recessed lighting will be added at entrance
 - o Handrails will be added to the bleachers
- Completely new building will be added: 3rd Base Facility
 - o First floor will include restrooms, lockers, storage and maintenance areas
 - o 1 stairwell and 1 elevator (to make upper area ADA accessible)
 - o 2nd floor mezzanine:
 - Pavilion: open floor plan with removable tables and chairs
 - Village can use the area to host events
- New 3rd base bleachers will be installed (with backs, extra leg room, cushioning)
- Infield Upgrade will be done after 2020 inductions
- Additional upgrades may be added depending on available funding
- Considering adding netting to provide protection from foul balls

1. 13 Railroad Avenue (Terracentia Properties / Jon McManus) non-contributing

a) Site Development Plan Review per Article VIII

• **PRESENT / PARTICIPATING**

- o Jon McManus / Gene Marra

• **MATERIALS DISTRIBUTED**

- o Site Plan

• **DESCRIPTION/DISCUSSION**

o **Parking Spaces**

- Will have 11 spaces (as per agreement made with ZBA at the July 2nd, 2019 meeting)
 - o This is halfway between the maximum number actually needed and the minimum number required by code
- Nothing has changed on the site plan since the last Planning Board meeting except striping in the lot
- The 4 spaces in the lower area will be employee parking only
 - o Signage will clearly identify spaces are for employees

o **Garage Door**

- New door will be added to building addition (by spaces notated as 6 and 7 on the plan)
 - o Only 5 - 6 50 gallon drums will be selectively harvested at a time
 - Will only require small box trucks or flat beds
 - o Tractor trailers will NOT be used

o **Buffering**

- Gene Berman
 - o Section 300-37-A of the code requires buffering
 - Neighboring property is being used residentially although zoning is commercial
- Jane Gentile (ZEO)
 - o Parking alongside building is existing and was not buffered previously
- Jon McManus

- o Proposed buffering part of the lot by adding fencing that turns the corner
 - Will also help to clearly define the property line
- **Final Buffering Plan (agreed to by Planning Board and Jon McManus)**
 - o 10 foot return of fencing will be installed to create buffer
 - HPARB approval is required for final fence design
 - Site plan was amended
 - o Buffer return was drawn in
 - o Amendment was dated July 16, 2019
- **SEQR**
 - o SEQR has been completed and submitted
- **MOTION:**
 - o Made by: **Gene Berman** / Seconded by: **Fred Schneider**
 - o Proposition:
 - **To Approve The Site Plan As Amended On July 16, 2019**
 - o Vote:
 - o **Ayes (4):** Berman / Schneider / Pearlman / Webb
 - o **Abstentions (0):**
 - o **Nays (0):**
 - o **MOTION PASSED**

2. 75 Chestnut Street / 72 Elm Street PDD (Joe Vezza /Teresa Drerup)

a) Preliminary Site Development Plan Review per Article VIII

- **PRESENT / PARTICIPATING**
 - o Teresa Drerup / Tammy Vezza
- **MATERIALS DISTRIBUTED**
 - o Large copies of site plan
- **DESCRIPTION/DISCUSSION**
 - o **CHANGES TO PLANS SINCE JUNE TRUSTEES MEETING**
 - **Size of Outdoor Dining Area Reduced**
 - o Teresa Drerup
 - Trustees put out a resolution approving the dining area
 - o Owner was advised to get a sound meter to make sure that noise levels meet the new noise code
 - o There will be no outdoor dining after closing at 9:30pm
 - **Space beside the handicapped parking space will be widened**
 - o Location of entrance remains as originally shown
 - o Will be 3 feet wider than originally shown on the drawings to meet code
 - **Dumpster moved back with fence surrounding it**
 - o **DISCUSSION: TERESA DRERUP REVIEWED THE PLANS WITH VARIOUS INDIVIDUAL BOARD MEMBERS**
 - o **CONCERNS/SUGGESTIONS VOICED IN LETTER WRITTEN BY BILL RIGBY ON BEHALF OF RESIDENTIAL NEIGHBORS TO PDD**
 - Bill Rigby
 - o Letter is the result of discussions among neighbors and reflects shared concerns of all neighbors of the PDD (not just his)

- o Anything included in the proposed plan that is not specifically mentioned in the letter is OK with the neighbors
- **Designated Loading Zone Area on Chestnut**
 - o Discussed impact on Trailways bus, Village trolley and on-street parking
 - o May improve safety and traffic flow
 - o Bench should be retained for people waiting for the bus (but moved down the block if loading zone is created)
 - o Delivery trucks usually come through in the mornings
 - Will only need to impact parking for a few hours
- **Adding a Sidewalk to the Proposed Parking Lot Area**
 - o At the June Planning Board Meeting Ellen Pope proposed adding a sidewalk to make it safer for pedestrians to go through the lot
 - o Jane Gentile (ZEO)
 - New parking plan is greatly improved and safer
 - o Spaces are further from the corners
- **Proposed Freestanding Sign**
 - o Proposing to reface existing AAA sign with new graphics on both sides
 - o Proposed design: Pizzeria logo "NYPC" surrounded by bright red border
 - Rendering of proposed sign presented
 - o Small lights will shine up on the sign
 - o Existing sign
 - Approximately 12 feet tall to underside of sign
 - o Code allows 14 feet to top of sign
 - Located in planter
 - o **Sign discussion was tabled until a future meeting**
 - Approval of the sign was not required at this point in the process and the Board agreed time was better spent on the elements that required immediate consideration
- **Neon Signs**
 - o Existing interior neon window sign to remain
 - o No new neon signs to be added
 - o Code allows for neon signs without approval if they are installed inside the building
- **Lighting**
 - o Area is currently lit by 2 existing streetlights
 - o If the lighting coming through the windows is not adequate - additional lighting for outdoor dining will be provided by removable light fixtures (string lights or battery operated lanterns on the tables)
- **Parking Lot Buffering-Wall versus Trees**
 - o Teresa Drerup
 - Buffering was discussed with Trustees
 - o Two trustees definitely objected to a wall
 - Wants to make sure the buffer does not increase danger by obscuring the view
 - o Believes view is more likely to be obscured by a solid wall than by trees
 - Noted that buffering is required rather than screening and believes they are different
 - o Jane Gentile (ZEO)
 - Prefers a Wall as a buffer

- o Solid structure is more effective than trees at protecting neighbors from car lights and sounds
 - o Could create a more coherent visual streetscape if the two adjoining PDDs (Bank of Cooperstown and NY Pizzeria) use the same style of wall
 - o Does not remember the Trustees objecting to a wall
 - o Fred Schneider
 - Wall might benefit the neighborhood by tying the look together
 - o Bill Rigby
 - Trees and bushes are fine
 - Believes a wall will be a maintenance problem and look like a fortress
 - o John Webb
 - Suggested combining a wall and shrubs to create an effective barrier and more pleasing appearance
 - **Residential Apartment**
 - o Once the PDD is established the apartment is required to be occupied 5 months of any 6 months period
 - Existing apartment is NOT currently occupied
 - **Back Entrance**
 - o Being reconfigured to open to two sets of stairs
 - One set of stairs will go up to the apartment
 - One set of stairs will go down to the basement
 - **NEXT STEPS**
 - Recommend that the Trustees create a designated loading zone on Chestnut
 - Teresa Drerup will file any changes made to the plan before notice is sent out for the public hearing (at least 2 weeks before the August meeting)
 - **MOTION**
 - o **Made by:** Gene Berman / **Seconded by:** John Webb
 - o **Proposition To:**
 - **Schedule** the following items for **75 Chestnut Street / 72 Elm Street PDD** during the **Next Regular Planning Board Meeting (currently August 20, 2019)**
 - o **Public Hearing**
 - o **Final Site Plan Review**
 - o **Vote:**
 - **Ayes (4):** Berman / Schneider / Pearlman / Webb
 - **Abstained (0):**
 - **Nays (0):**
 - **MOTION CARRIED**
- 3. 43 Pioneer Street (Jeffrey Vesely)**
 - a) Proposed projecting signage (4.17 sq ft) per Section 227-3A(3) mounted on existing bracket
 - **PRESENT / PARTICIPATING**
 - o Jeffrey Vesely
 - **MATERIALS DISTRIBUTED**
 - o Rendering of proposed sign

- **DESCRIPTION/DISCUSSION**

- o Color: Green
 - o Has several alternative greens in case board objects to the green being proposed
 - o Board is OK with green as proposed
- o Dimensions: 20 inches by 30 inches
 - o Meets size requirements - code allows 12 square feet

- o **MOTION**

- **Made by:** David Pearlman / **Seconded by:** Fred Schneider
- Proposition:
 - o Move to **APPROVE** the **SIGN** for **43 PIONEER STREET** as pictured
- Vote:
 - **Ayes (4):** Berman / Schneider / Pearlman / Webb /
 - **Abstentions (0):**
 - **Nays (0):**
 - **MOTION CARRIED**

4. 9 Railroad Avenue - Spurbecks (9 RR Ave LLC / Mike Swatling)

- a) Proposed wall signage per Section 227-3A(2) on front (12 sq ft) and side (8 sq ft) facades to replace existing signage

- **PRESENT / PARTICIPATING**

- o No Representative

- **MATERIALS DISTRIBUTED**

- o Sample of proposed sign graphics

- **DESCRIPTION/DISCUSSION**

- o Jane Gentile (ZEO)
 - Proposing to replace graphics on existing signage
 - Complies with size requirements

- **MOTION**

- o **Made by:** Fred Schneider / **Seconded by:** John Webb
- o Proposition:
 - Move to **APPROVE** the **SIGNS** for **9 RAILROAD AVENUE** as pictured
- o Vote:
 - o **Ayes (4):** Berman / Schneider / Pearlman / Webb /
 - o **Abstentions (0):**
 - o **Nays (0):**
 - o **MOTION CARRIED**

5. Continued review of the proposed changes to Chapter 300 of the Village Code in regards to the recommendations from the Housing Committee

- Board discussed 300-16.D - 300-50.A
- Details of the discussion will be summarized in separate document that covers all sessions of the Housing Code Review

OTHER BUSINESS

1. SPECIAL MEETING TO CONTINUE REVIEW OF THE HOUSING CODE

- o Wednesday, August 7, 2019 at 5pm

- **MOTION**

- o **Made by:** Gene Berman / **Seconded by:** Fred Schneider

- o **Proposition:**

- To **HOLD A SPECIAL MEETING OF THE PLANNING BOARD** on **WEDNESDAY, AUGUST 7, 2019 AT 5PM** for the purpose of **CONTINUING REVIEW OF THE HOUSING CODE**

- o **Vote:**

- o **Ayes (4):** Berman / Schneider / Pearlman / Webb /
- o **Abstentions (0):**
- o **Nays (0):**
- o **MOTION CARRIED**

2. NEXT PLANNING BOARD MEETING: AUGUST 20, 2019

- o Fred Schneider is not sure if he will be able to attend the August meeting

3. LEAD AGENCY FOR ZONING LAW AMMENDMENTS

- **MOTION**

- o **Made by:** Gene Berman / **Seconded by:** David Pearlman

- o **Proposition:**

- Planning Board **does NOT object** to the **Trustees acting as lead agency for proposing housing/zoning law ammendments**

- o **Vote:**

- o **Ayes (4):** Berman / Schneider / Pearlman / Webb /
- o **Abstentions (0):**
- o **Nays (0):**
- o **MOTION CARRIED**

4. MOTION TO ADJOURN

- o **Made by:** David Pearlman / **Seconded by:** Gene Berman

- o Resolution

To **ADJOURN THE MEETING**

- o **Vote:**

- o **Ayes (4):** Berman / Schneider / Pearlman / Webb /
- o **Abstentions (0):**
- o **Nays (0):**
- o **MOTION CARRIED**

5. MEETING ADJOURNED AT 7:30 PM (3 HR)

Respectfully submitted,

Mikal Sky-Shrewsberry, Clerk (PT)