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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 May 17, 2016 at 4:30 p.m. Members in attendance were Chair – Eugene Berman, Richard Blabey, and David Pearlman. Members Joe Membrino and Paul Kuhn were absent. Zoning Enforcement Officer Sheila Serbay was also present. There were six 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 April 19, 2016 meeting as submitted. Mr. Blabey seconded the motion and a vote had the following results:

AYES: Berman, Blabey, Pearlman Motion carried

Agenda

1. 79 Chestnut Street (Katz) - Lawn sign and magnetic door sign for a garage.

Mr. Berman asked if the ZBA had approved the house for a home occupation.

Ms. Katz responded yes.

Mr. Berman stated that the application requests 2 signs. He asked for input regarding the proposed magnetic door sign.

Mr. Pearlman asked if the sign would be at the carriage house.

Mr. Katz stated that one sign would be on the front lawn with the second magnetically affixed to the metal garage door. She stated that the verbiage might be slightly changed.

Mr. Berman referred to Sign Law Section 227-3 (B) (1) (b) that provides that a home occupation is only permitted to have 1 sign.

Mr. Blabey stated that if one sign is directional, it would be permitted.

Mr. Pearlman asked of Mr. Blabey to repeat information for directional signs.

Mr. Blabey said that directional signs are exempt.

The Board Members further discussed the proposed signs and related Sign Law provisions.

Mr. Berman stated that he did not see the proposed front lawn sign as being directional.

Mr. Blabey read Sign Law Section 227-6 (a) (7) concerning on-premises directional signs.

Mr. Berman gave an option for a sign with an arrow which would eliminate the need for approval.

Mr. Pearlman stated that if the lawn sign were approved, the directional sign would be exempt.

Ms. Katz asked to eliminate the magnetic sign on the garage from the application.

Mr. Blabey cautioned Ms. Katz to adhere to the dimensions of the lawn sign.

Mr. Berman stated that the application requests a $12'' \times 18''$ lawn sign, and that Sign Law Section 227-3 (B) (1) (b) permits a 3 square foot sign.

Ms. Katz stated that the sign would also include a post and frame. She stated that the lawn sign would be 15 feet from the sidewalk.

Mr. Berman referred to Sign Law Section 227-3 (a) (4) (c) that states that signs must be a minimum of 4 feet from the sidewalk.

Mr. Berman made a motion to approve the the 12" x 18" lawn sign as set forth in the application, together with a 2" frame and a 12" post, and positioned at least 4 feet from the sidewalk.

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

AYES: Berman, Blabey, Pearlman Motion carried

Ms. Katz asked about the actual wording.

Mr. Berman said that the sign's wording was approved as is. Any changes would require returning to the Board.

2. 28 Railroad Avenue (Ferrara) - Special Permit for a conversion of the former Agway Building to a 22 guest room motel.

Mr. Berman stated that Zoning Law Section 300-17 (A) provides that the Planning Board shall review the application for the purposes of a preliminary site development plan review, and thereafter provide a recommendation to the Board of Trustees. He further explained that the application does not seek to change the footprint of the existing structure.

Mr. Blabey stated that the driveway is too close to the building.

Ms. Drerup, representing the Owner and the Board Members had a discussion regarding parking concerns, possibilities and driveways.

Mr. Pearlman asked Mr. Drerup if parking would be available behind the building.

Ms. Drerup stated that there would be 11 spaces between the properties and there would be additional parking behind the building.

Members continued to review the plans asking Ms. Drerup additional questions.

Mr. Pearlman asked for clarification as to what was being reviewed.

Mr. Berman stated that the focus was the overall plan.

Ms. Drerup stated that once this preliminary review is completed and if a Special Permit is granted, the project will come back to the Planning Board.

The Board Members had an extensive discussion regarding ingress and egress.

Mr. Blabey stated that the plan displayed 22 parking spaces for 22 rooms. He asked about parking spaces for employees.

Ms. Drerup stated that they are not required and that there would probably only be one or two employees at the motel.

Mr. Pearlman asked if the building would be two story.

Ms. Drerup stated that the main section would be two story, but the other portion would be one story.

Mr. Blabey suggested that the village place a crosswalk at one end of the motel.

Mr. Pearlman stated that there are few crosswalks in heavily concentrated areas.

Mr. Berman said that crosswalks would be reviewed by the Trustees.

Mr. Berman suggested a motion to report to the Board of Trustees that the Planning Board determined that the applicant presented sufficient materials to enable it to recommend the

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applicant's concept, and to recommend that in the event that the Board of Trustees grants the requested special use permit, a designated crosswalk should be established at the Railroad Avenue driveway to provide safer access.

Mr. Blabey moved to report to the Board of Trustees that the Planning Board determined that the applicant presented sufficient materials to enable it to recommend the applicant's concept, and to recommend that in the event that the Board of Trustees grants the requested special use permit, a designated crosswalk should be established at the Railroad Avenue driveway to provide safer access.

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

AYES: Berman, Blabey, Pearlman Motion carried

3. 74 Main Street (The Micks in Cooperstown, Inc.) – Change verbiage on sign- "25th Anniversary"

Mr. Russo explained that he wanted to change the existing "Louisville Slugger" wording on his sign to "25th Anniversary." The color and overall sign would remain the same.

Mr. Blabey made motion to approve the request.

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

AYES: Berman, Blabey, Pearlman Motion carried

4. 64 Main Street - (Carimando) – Change existing signage.

Mr. Carimando explained his plan to replace the existing sign with lettering directly on the brick frontage. The lettering would be the same size and spacing as on the current sign, and use the identical font and font color.

Mr. Berman stated that the new plan was smaller than the existing sign.

Mr. Blabey stated that the lettering on the application would need a box around it for measurements.

Mr. Berman explained that the application needed to show the new sign's square footage.

Mr. Blabey explained that each building has so many square feet for advertisement. The dimensions of the new sign would determine whether Mr. Carimando would have footage available for future use.

The Applicant's prior application file was pulled to determine the square footage for the existing sign. That sign is 10'x3'.

Mr. Berman made a motion to approve the application as shown with condition that the sign will be less than 10' x 3'.

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

AYES: Berman, Blabey, Pearlman

Motion carried

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

Respectfully submitted,

Eugene D. Berman Chair