

The 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 Tuesday, July 19, 2016. Members in attendance were Chair – Eugene Berman, Joe Membrino, Paul Kuhn, Richard Blabey and David Pearlman. Also in attendance was ZEO – Sheila Serbay. Seven members of the public were present.

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

CVS Project – Notice of Intent from Village Board of Trustees to act as lead agency for SEQRA review. Mr. Berman made a motion to consent to the Village Board of Trustees to act as lead agency for SEQRA review for the CVS project application. Mr. Kuhn seconded the motion and a vote had the following results:

AYES: Berman, Membrino, Kuhn, Blabey, Pearlman

Motion carried.

28 Railroad Avenue – Parking Plan and Review of Trustee conditions on Special Use Permit Approval.

Mr. Berman noted that the Village Board of Trustees approved the special use permit application for 28 Railroad Avenue – conversion of former Agway building to a 22 guest room hotel with three conditions as noted in the certification of Village Clerk Teri Barown and attached to the original minutes.

Mr. Berman stated that the parking plan submitted by Ms. Drerup, architect for Mr. Ferrara, plus Trustee conditions on the special use permit will be reviewed by the Planning Board.

Mr. Berman provided various documents related to the project for members to review including the June 27, 2016 Village Board of Trustee minutes, the Village Clerk's certification of the motion approving the Special Use Permit with conditions, the Streets Committee memorandum, a copy of Zoning Law Article VII (accessory parking and loading requirements), a copy of Zoning Law Section 300-42 (site plan development, plan review objectives), and a copy of an email to Ms. Drerup containing the NYS DOT recommendations.

Mr. Kuhn asked if there was any consideration to use surfaces other than asphalt.

Ms. Drerup replied consideration was given but the alternatives were not cost effective.

Mr. Membrino asked how this would affect Willow Brook.

Ms. Drerup stated that runoff from paved surfaces will be diverted to the 2 proposed catch basins and from there will empty into Willow Brook. She stated that this mitigation plan has been reviewed and agreed to by Brian Clancy.

Mr. Drerup noted that the Village Streets Committee reviewed the Trustee condition regarding sidewalks and did not come to a consensus regarding a recommendation and that a street crossing is needed. She continued to explain sidewalk options to the Planning Board.

Ms. Drerup discussed the disadvantage of installing a sidewalk on the west side of Railroad given the overhangs on the buildings on the street, which would deposit rain/snow in the sidewalk.

Mr. Membrino asked what the downside of a sidewalk is in this particular area.

Discussion continued regarding sidewalks including the need for handicap ramps, snow storage, and 5' wide sidewalks or 4' wide sidewalks with periodic wider areas to meet ADA standards.

Dr. Falk stated that the sidewalk is a difficult problem and there was not a consensus at Street Committee on what to recommend for the sidewalk connectivity, which was a condition of the special use permit.

She offered options for the applicant to provide for a midblock crossing (drop curbs, detectable plates, stop for pedestrian sign, and curbing), while the Village provides other services, i.e. crosswalk painting.

Mr. Blabey offered his thoughts for walking patterns if a sidewalk was installed.

Mr. Pearlman discussed crosswalks and noted that any crosswalk would be great.

Dr. Falk stated that the Village would like to work with the applicant for shared responsibility. Mr. Ferrara stated that granite curbs and signage are no problem.

Mr. Berman asked Dr. Falk if the Trustees had considered a crosswalk design as part of the Main Street/Chestnut Street project.

Dr. Falk noted that thermal plastic inlay would be used to meet a requirement under NYS DOT and ADA compliance.

Mr. Membrino asked if there is a rain garden planned to control runoff for this project.

Ms. Drerup stated that the pitch of the property is very shallow and the slight swale will control the water flow.

Mr. Membrino asked if there are any other foreseen problems with water.

Ms. Drerup replied no.

Mr. Kuhn asked if the Planning Board is required to approve sidewalk connectivity and the parking plan.

Mr. Berman replied yes.

Mr. Blabey asked where the employees will park.

Ms. Drerup noted that there is no requirement in the law to outline this.

Mr. Pearlman stated that there are only a few places in the Village that would provide employee parking.

Mr. Membrino asked if there were any other aspects to consider.

Mr. Berman asked when construction is planned to begin.

Mr. Ferrara replied that as soon as the permit is obtained and he would like to begin by the Fall of this year in order to open next year.

Mr. Berman asked if the Streets Committee addressed the driveway.

Dr. Falk stated that the driveway onto Glen Avenue had been discussed with a condition applied.

Dr. Falk stated that it is preferable that the Planning Board not require thermo plastic inlay at this time because it would be beneficial to wait until the Village has experience with that material on Main Street.

The Board, Ms. Drerup, Mr. Ferrara and Dr. Falk discussed various options to meet the Trustee conditions, including a Glen Avenue sidewalk extension, a mid-block cross walk on Railroad Avenue, a Stop for Pedestrian in Crosswalk sign, a granite curbing extension on Railroad Avenue, and traffic warning signs. The Board and Mr. Ferrara reached an agreement concerning the conditions.

Mr. Berman stated that he thought the applicant provided a good plan but he preferred to put off a vote until the next meeting so that Ms. Drerup and he could put the conditions in writing so that there would be no ambiguities in the motion

Mr. Membrino asked what are we approving, and asked if the Streets Committee or the Planning Board is approving the crosswalk.

Mr. Berman stated that from reading the Board of Trustee minutes, he believes the Trustees referred to conditions to the Planning Board.

Mr. Kuhn asked if we can consider a motion in lieu of waiting until next month.

Mr. Membrino asked if to avoid holding back development, could the Board consider a motion now.

Mr. Blabey said we need to consider a motion.

Mr. Berman asked Mr. Membrino if he would formulate the motions terms.

Mr. Membrino asked what the SK-2 document could be called.

Ms. Drerup stated that the "SK-2" drawing, entitled "Site Plan and Details:", dated 12 July 2016 shows the proposed crosswalk. She stated that the exact location of the crosswalk would be determined after meeting with Mr. Clancy.

Mr. Blabey asked if there would be a pedestrian crosswalk warning sign.

Mr. Berman asked Dr. Falk if there should be a "no left turn" sign at the Glen Avenue exit.

Dr. Falk stated that the "Do Not Enter" sign would be acceptable if the applicant would supply. The Board, Ms. Drerup, Mr. Ferrara and Dr. Falk continued to discuss the wording of a motion and after reaching an agreement, Mr. Membrino made a motion to approve the parking plan with the following conditions:

- 1) Applicant will extend the sidewalk across the proposed Glen Avenue exit driveway consistent with the recommendation of NYS DOT in an email dated July 19, 2016 from Sean Murphy, NYS DOT to Teresa Drerup, agent for the applicant.
- 2) Applicant will provide a mid-block pedestrian crossing on Railroad Avenue with drop curbs on both sides and detectable plates as shown in SK-2 Parking Plan provided for Planning Board review by Altonview Architects for the July 19, 2016 meeting, with exact placement and width of crossing to be determined by the Village Superintendent of Public Works. The applicant will also provide a portable yield to pedestrian crosswalk sign.
- 3) Applicant will extend new granite curbing from proposed hotel driveway on Railroad Avenue to the property line of the New York Susquehanna and Western Railway driveway.
- 4) Applicant will add a Do Not Enter/Right Turn Only sign at the Glen Avenue exit.

Mr. Blabey seconded the motion and discussion followed.

Mr. Berman stated that he wished to review two aspects of the plan before a vote.

He asked where the lighting would be located.

Ms. Drerup pointed out the location on the plan where the lights would be located.

Ms. Drerup replied that she is trying to keep the lighting away from the neighbors.

Mr. Berman asked if the applicant would be using the type of lighting depicted on the plan.

Ms. Drerup answered yes, pointed out the locations on the plan, and noted that the lighting would be full cutoff, dark-sky compliant.

Mr. Berman asked if the plan showed where a proposed sign would be located.

Ms. Drerup pointed out the sign location on the plan.

A vote on the motion had the following results:

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

Mr. Blabey made a motion to approve the June 21, 2016 minutes with two corrections:

- (1) on page 3, changing "Mr. Blabey stated that there can only be one traffic light in the Village" to "Mr. Blabey jokingly stated that there can only be one traffic light in the Village" and
- (2) on page 4, correcting the spelling of Mr. Blabey's name.

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

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

The Board decided to postpone a discussion of Dr. Falk's email concerning "Little Library" boxes until the next meeting.

The meeting adjourned at 6:10 p.m.

Respectfully submitted,

Eugene Berman, Chair
Planning Board