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 January 17, 2017 at 4:30 PM.

- **Members Attending** (5 present, 0 absent):
  Chair- Eugene Berman / Joe Membrino / David Pearlman / Richard Blabey / Paul Kuhn
- **Others Attending**:
  Zoning Enforcement Officer-Jane Gentile / Village Clerk – Mikal Sky-Shrewsberry
  / 8 Members of the Public

Mr. Berman Called the Meeting to Order at 4:30 PM.

Review of Planning Board Minutes for Tuesday, December 20, 2016

- Addressed before the CVS Site Plan Review to make more effective use of time (instead of after the review, as listed on the January 17 agenda) because one of the CVS reps (Todd Hamula) was delayed.
- All board members looked over the minutes and stated they did not have any questions or comments
- **MOTION MADE**
  - by Mr. Blabey
  - To approve the Planning Board Minutes for Tuesday, December 20, 2016 as submitted
  - Seconded by Mr. Membrino
  - Results
    Ayes (4): Mr. Berman, Mr. Blabey, Mr. Membrino, Mr. Pearlman / Nays (0)
    Abstention (1): Mr. Kuhn (was not at the December 20th meeting that the minutes pertained to)
  - **MOTION APPROVED**

CVS Site Plan Review (95 Beaver Street)

- CVS represented by Mike Tucker (VHB site engineer/project designer) and Todd Hamula (Zaremba Group). - *Mr. Hamula was delayed by weather so Mr. Tucker handled the initial discussion.*
- Mr. Tucker reviewed CVS plans as discussed at previous meeting (using supporting plans / cut sheets/ photos)
  - Motel located at 95 Beaver will be demolished and a new CVS will be erected in its place
  - New CVS:
    - 9657 square feet
    - 1 lane drive through pharmacy
    - All utility connections available at both Beaver and Chestnut
    - Full access entrance on both Beaver Street and Chestnut
    - All storm water management on site in compliance with NYS DEC regulations
      - Current plan for storm water management has been updated based on Board feedback
      - WON'T USE surface pond (as originally proposed)
      - WILL USE on-site, below grade storm water management

- *Note: Latest plan/illustrations submitted to board (looked at during meeting) considers changes made based on board feedback
- Board request for stone wall along frontage cannot be built
  - Grading, lack of space between sidewalk and right of way, susceptibility to damage
- Several specimen trees will be added between CVS and Price Chopper
  - "Specimen trees": trees grow a little larger (bigger than landscape shrubs) and provide color
  - handout containing photos of landscape specimens showed examples of specimen trees as well as most of the species indicated on the landscape plan
  - Board commented that specimen trees seemed to have qualities like the Maple and that is what they had hoped for
- CVS will save larger, existing trees if possible (but grading and other site conditions may prevent that from happening)
- Landscaped Triangle Area
  - Mulch & trees
  - Landscape wall will change the grade elevation
  - Front of wall will be visible
  - 2nd wall will be a built-up planting bed that slopes back down to grade
  - Bed will contain a combo of mulch and decorative grasses
  - Area is designed to create a "nice look"

▪ Pedestrian crossing on Chestnut West of Beaver Street (as recommended by Traffic Study). CVS will put in:
- Handicapped accessible crosswalk
  - Accessible curb ramps
  - Detectible warnings
- Pedestrian signage coming from both directions
- Crossing sign will have a flashing warning beacon
  - Can adjust the trigger and frequency of the flashing to meet village preferences
  - Can trigger by pushing a button or have it continuously flash
  - Power is currently supposed to be drawn from the grid but can also use solar
  - Mr. Berman stated that he prefers a pedestrian activated light rather than a continuously flashing one
  - Plan for the crossing is still in process so drawings are not entirely up to date. Some survey work still needs to be done but wanted to show plans so far.
  - Mr. Berman and Mr. Tucker discussed the potential need of an audio beep to meet requirements for the visually impaired

    - Mr. Tucker agreed CVS will investigate and work with Superintendent of Public Works Brian Clancy to make sure all ADA requirements are met
- Traffic entrance on Beaver
    - Was a concern identified at last Planning Board Meeting
    - Will be addressed by using paint to create a striped island in the area and using painted signage/arrows to create clear traffic flow directions for drives
    - The island will NOT be a structural element / will NOT be curbed to eliminate movement and plowing problems
    - Current plan/drawings do not indicate striped area because they were just finalized
- Submission of final plans
    - Mr. Berman stated that finalized plans are needed to set a public hearing so that work can begin
    - CVS agrees to update plans and submit finalized plans before a public hearing notice is published
    - Updated submission will include crosswalk, striped area and landscaping as described today
- Demolition plan
    - See 3rd sheet of original sets
- Plan for Chestnut side of CVS
    - Same as originally depicted: curb line / existing grass / sidewalk – all within the right of way
    - 2-foot grade change from road down to parking lot
    - Plans to use ornamental grasses
        - Grasses can be cut down or left uncut during the winter but will most likely be cut down
        - Grasses are not native to the area but are often used in landscape jobs in the area.
        - Board concern: If grasses are cut there will be 6-8 months when:
            - they will not serve as their function as headlight screen
            - the area will be unattractive
        - CVS reasons for using grasses rather than more solid plantings or a wall
            - Grasses will allow for snow storage and plowing (thick hedges, shrubbery and walls will cause problems when clearing snow)
            - They have used grasses on other CVS properties. Feel they look nice if maintained
            - CVS does not feel headlight screening is essential in that area

- Considered planting trees but decided there was not enough width between sidewalk and curb for larger plants (trees) to survive more than a few years due to potential damage by heat and salt from sidewalks, requiring costly replanting
- After consideration, decided against a freestanding stone wall because it creates the same problems with snow storage. Stone wall also tend to get knocked over (plows, kids, etc.) and can therefore incur a lot of maintenance time and expense.

- Curb around parking lot
  - Represented on plans by solid red line along the outside of the lot
  - Helps protect landscaping from cars going up on the grass
  - Enables on-site capture of all water run-off as required

- Treatment of intersections between the 2 driveways and the sidewalk
  - Both driveways treated the same
  - Will ramp down, have detectible warnings (there will NOT be a button to push) and be made of the same material as the sidewalk
  - Board commented that they think the planned treatment is a good one and will alert drivers of potential pedestrians
  - CVS agrees to make sure re: sidewalk/drive intersections as described in this discussion will be included in final plans
- Connection with Price Chopper Property
  - Owner of Price Chopper Property remains uncooperative and wants to be paid a huge sum of money for CVS to build 3 feet of sidewalk that would connect the 2 properties
  - Planning Board agreed that Price Chopper demands were unreasonable and eliminated requirement for CVS to establish a sidewalk connection (the Village cannot impose requirements on Price Chopper because it is not doing any new construction)
  - Updated, current plan has the sidewalk going across the drive thru as a crosswalk, continuing down to the park entrance and then stopping.
  - Trees will be planted in the space that resulted from the change in plans
  - Price Chopper side has some tall shrubbery and a substantial grade change
  - Existing chain link fence is believed to be the property of the motel and will be taken down when the motel is demolished (CVS will make sure of ownership)
  - Sidewalk on Chestnut will connect to where the Price Chopper sidewalk comes out

    - CVS will make sure anything disturbed due to construction will be reestablished
    - The expectation is that people will now cut across the grass to go between the 2 businesses. The main difficulty is for those who have mobility problems and need to go the long way around because they can't cut through the grass
- Badger Park Connection
    - Cyndi Falk (Village Trustee) brought up Trustee concern about safe access to Park from Chestnut since sidewalk will not continue onto the grassy area
    - Dr. Falk asked if it was possible to continue the sidewalk while avoiding the Price Chopper property. She expressed concern that there was a condition on the special permit granted to CVS which required providing pedestrian access.
    - Mr. Pearlman stated that he did not think it would be a problem because foot traffic to the park will not come from Chestnut but rather from Linden and through the Price Chopper Parking Lot.
    - Even with the sidewalk CVS is creating better access to the park than what currently exists
        - Putting in sidewalk alongside the private drive that goes to the park
        - Providing a 2nd path to the park through the CVS site
    - Dr. Falk found and read the wording of the permit:
      "must provide pedestrian access to Badger Park"
    - Dr. Falk stated that she feels that requirement has been met.
- CVS requested that the Board provide timely feedback on everything discussed so that CVS can capture it in the next set of plans and they can be finalized.
- Stop sign at exit from CVS to Beaver
    - Board expressed concern that the intersection is dangerous and wants to make sure people are alert and paying attention to avoid accidents
    - CVS said a Stop Sign is already in the plans (see Sheet C3)
- Agreement that there is a need to investigate the ADA Requirements for Visually Impaired at Crosswalks
    - Is an audio signal required?
    - Beepers typically go off when traffic stopped at a typical 4-way intersection
    - Believe that beepers are probably not appropriate in this case because it is a caution light not a full stop
- Currently there is a sign "stop for pedestrians in the crosswalk." Concerned that the new signage is not as effective/safe for pedestrians in general especially when unbroken streams of traffic lead pedestrians to just step out

    - CVS can use the state law wording on the sign instead of what is currently planned
    - Current sign in the middle of the street can remain
    - CVS and Board agreed that using the same verbiage on both signs and using them together would be helpful
- Closing scheduled for January 31.
- Tall vs Short Grass Between Chestnut and the parking lot
- Although it had been discussed, there was some confusion about what had been decided if anything
- Current plan is for ornamental grass
- Partial function is to limit the number of pedestrians coming through that way
- Hydrangea may be too bushy. Want something mostly vertical
- Grass will be maintained by CVS although on village property
- CVS is installing a sprinkler system that will assure it stays green
- Sprinkler system will be hidden with pop-up heads and zones that allow for different water patterns depending on the plants and the time of year to assure the landscaping remains green and attractive
- Will be designed by a landscape contractor with knowledge of sprinkler systems so spread of spray is appropriate to the zone and pedestrians do not get wet
- CVS requires 100% sod (no seed) so everything starts green and pretty
- Discussion of effect of new closing date on the work schedule and opening of the store
    - Current schedule works great
    - Public HPARB hearing in February for demolition permit
    - CVS wants to be open in March 2018 to allow plenty of time to iron out wrinkles and understand community/customer base before Induction Weekend
    - Demolish: May 2017 / start construction: June 2017 / site done and outside of building done: December 1, 2017 / inside work December 2017 – January 2018 / Stocking begins in February 2018
- Review Store Signage
    - Actual signage has not been submitted yet
    - Different company will be hired for signage. They will do their own submission later.
    - Planning board is not approving signage now
    - CVS proposed location for its one monument sign is next to the Chestnut Street driveway.
    - Board concern: there is appropriate signage for entrance on Beaver. Don't want people coming from hospital to miss the entrance and come in on Chestnut instead
    - There are 2 wall signed planned.
    - Board suggestion: Painted sign with a few lights

        - Reviewed an illustration showing a sign on the Beaver / Chestnut sides of the property which solves the problem (no sign on the Price Chopper side)
    - Description of Dumpster Enclosure, retaining wall and associated fence
        - Four (4') foot high fence to block headlights
        - Retaining wall grows as it gets closer to the dumpster (maxes out at 6 feet and disappears to nothing)
        - Concrete wall will be textured.
        - Fence design is like fences that already exists in the village to assure an acceptable style. Only difference is the boards in the CVS fence do not have spaces between them to create a privacy fence.

- **MOTION MADE**
    - By Mr. Berman
    - To change the date of the next Planning Board Meeting from Tuesday, February 21,2017 to Wednesday, February 22, 2017 to avoid potential conflicts with Grievance Hearings.
    - Seconded by Mr. Kuhn, who stated that he will be away for the week and cannot attend regardless of the date that week
    - Results
      Ayes (5): Mr. Berman, Mr. Blabey, Mr. Membrino, Mr. Pearlman, Mr. Kuhn / Nays (0)
- **MOTION APPROVED**

- **MOTION MADE**
    - By Mr. Berman
    - To adjourn the meeting
    - Seconded by Mr. Kuhn
    - Results
      Ayes (5): Mr. Berman, Mr. Blabey, Mr. Membrino, Mr. Pearlman, Mr. Kuhn / Nays (0)
- **MOTION APPROVED**

Meeting adjourned at 5:42 PM.

Respectfully submitted,

Mikal Sky-Shrewsberry, Clerk (PT)