



**P**  
**lanning Commission**  
**City of Cortland**

**Regular Meeting of**

**January 22, 2018**

A regular meeting of the City of Cortland Planning Commission was held on Monday January 22, 2018, at 5:15 PM in the Mayor’s Conference Room at City Hall, 25 Court Street, Cortland, NY.

Present: Commissioners Jeff Gebhardt, Chris Ryan, Jim Wavle, Jim Reeners, Joe McMahon, and Christopher Peppel

Excused: Commissioner Rafael Felix

Staff: Zoning Officer Bob Rhea, Deputy Chief Knickerbocker, Confidential Secretary Devon Rainbow

**Item #1 – Elect a Chair**

A motion was made by Comm. Reeners to elect Jeff Gebhardt as Chair for the Planning Commission and Comm. McMahon seconded the motion.

Approval: Ayes – 5  
Nays – 0

**Item #2 – Elect a Vice-Chair**

A motion was made by Comm. McMahon to elect Rafael Felix as Vice-Chair for the Planning Commission and Comm. Reeners seconded the motion.

Approval: Ayes – 5  
Nays – 0

**Item #3 – Appoint Devon Rainbow as Secretary for the Planning Commission**

Comm. Gebhardt asked approval to appoint Devon Rainbow as the secretary. All were in favor.

Approval: Ayes – 5  
Nays – 0

**Item #4 – 106 Central Ave – (KIK) – Site Plan Review – (GI)**

- Addition of lighting in the North Parking lot

John Serafini was present for the meeting. He explained that he would like to add additional lighting for the North parking lot. There have been concerns in the parking lot and extra lighting will help alleviate

some of these concerns. It would be on two 30' aluminum poles with concrete base with 2 LED down lit lights. A third light will be added to the building on Elm St that will be attached to the generator as a backup.

A motion was made to approve the application as proposed.

Motion By: Comm. Reeners

Second By: Comm. Ryan

Approval: Ayes – 5

Nays – 0

**Item #5 – 1129 Commons Ave – (Cayuga Med.) – Site Plan Review – (PO)**

- Addition of signage

Gary Myers was present for the meeting. He explained that due to the recent construction on 281, existing signage was removed. They would like to replace those signs and add additional signage. The building is no longer perpendicular to the road. One of the signs is a double sided illuminated ground sign 6' x 4'. A single post mounted directory is proposed to help guide people to the correct office. They would like to put a sign mounted on the front entrance of the building that will be illuminated from the back and a building mounted illuminated gable end sign.

A motion was made to approve the application as proposed with obtaining the necessary variances from the ZBA.

Motion By: Comm. McMahon

Second By: Comm. Wavle

Approval: Ayes – 5

Nays – 0

**Item #6 – 65-67 Main St. – (McNeil) – Site Plan Review – (CB)**

- Relocate an existing Generator 175' to the South

David McNeil was present for the meeting. He explained that he would like a revision to the Site Plan that was approved in May, 2016. He would like to relocate the back-up generator approximately 175' to the South on the same property. In the current location even with putting a fence up it would be visible. Mr. McNeil feels it would look better in the other location, still enclosed and will have bollards to protect it.

A motion was made to approve the application as proposed with obtaining the necessary variances from the ZBA.

Motion By: Comm. Reeners

Second By: Comm. Ryan

Approval: Ayes – 5

Nays – 0

**Approval of Minutes:**

Approve December 18, 2017 minutes as presented motioned by Comm. McMahon and seconded by Comm. Ryan.

Approved:     Ayes – 5  
                  Nays – 0

**New/Old Business:**

There was question regarding the Alumni house being a Bed and Breakfast. ZEO Bob Rhea and DC Knickerbocker are going to look into the history of the property and get back to the Commission.

**Adjournment:**

Motion By:     Comm. Reeners  
Seconded By:  Comm. Ryan

Ayes – 5  
Nays – 0

**I, JEFF GEBHARDT, CHAIRPERSON OF THE PLANNING COMMISSION OF THE CITY OF CORTLAND, NY, DO HEREBY CERTIFY THAT SAID RESOLUTION(S) WERE ADOPTED AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF CORTLAND, HELD ON JANUARY 22, 2018.**

---

**JEFF GEBHARDT, CHAIRPERSON**