



**P
lanning Commission
City of Cortland**

February 25

**Regular Meeting of
, 2019**

A regular meeting of the City of Cortland Planning Commission was held on Monday, February 25, 2019 at 5:15 PM in the Mayor’s Conference Room at City Hall, 25 Court Street, Cortland, NY.

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

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

Item #1 – 160 Clinton Ave – (Moraco) – Site Plan Review – (GB)

➤ Additional signage

Kevin from American Sign was present to speak regarding the sign for Dollar Tree. Last meeting was for signage for the front of the building, and this time it is for the back.

Motion for a public hearing:

Motioned by: Comm. McMahon

Seconded by: Comm. Reeners

Ayes – 5

Nays – 0

The group determined that a variance for a second sign was not needed because of the second street frontage.

Motion to accept as presented, and to recommend to ZBA:

Motioned by: Comm. Reeners

Seconded by: Comm. Ryan

Ayes – 5

Nays – 0

Item #2 – 106 Central Ave – (KIK) – Site Plan Review – (CB)

➤ Odor/smell

Jon Rodriguez, the general manager at KIK, was present to speak. The main issue was the fear that there would be an intense odor. Jon explained that based on the DEC and EPA studies, there should be no odor issue. While this is a great step to reduce the environmental footprint in the plant, it is good to have a competitive edge to have less waste and be more efficient. They are open to any audits or modifications. They are doing this in the Toronto office and there has not been any issues thus far. The mixture that is added is 400PPM sodium chloride. There is a 30ft roof and 15ft stack. This process will

reduce trucks coming and going, and will save money all around. The planning commission is welcomed to take a tour of the plant. Jon clarified that in the event that anything causes complaints, they will be proactive and take care of it immediately. KIK is capital constraint at the moment. They want to submit it for capital review, so it will be a process over the course of the year. The planning commission requires that action starts to progress within the first 6 months after the meeting, but it can be renewed.

Motion to approve the project as presented:

Motioned by: Comm. Reeners

Seconded by: Comm. Ryan

Ayes – 5

Nays – 0

New/Old business:

County Planning was concerned about traffic exiting onto Port Watson St. It was proposed that a gravel drive be constructed around the rear (south end) of the building. A variance is required for the gravel drive. There were some concerns about this property and the neighboring property, and trespassing. The planning commission recommends a door on the east side of the building.

Motioned by: Comm. McMahon

Seconded by: Comm. Peppel

Ayes – 5

Nays – 0

Minutes

Motion to accept with corrections:

Motioned by: Comm. McMahon

Seconded by: Comm. Peppel

Ayes – 5

Nays – 0

Adjourn

Motion to adjourn:

Motioned by: Comm. Ryan

Seconded by: Comm. Reeners

Ayes – 5

Nays – 0

I, JEFF GEBHARDT, CHAIRMAN 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 FEBRUARY 25, 2019.

JEFF GEBHARDT, CHAIRMAN