



P
lanning Commission
City of Cortland

March

Regular Meeting of
25, 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, and Jeff Gebhardt

Absent: Commissioner Christopher Peppel

Staff: Zoning Officer Bob Rhea, Deputy Chief Knickerbocker

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

- Tent –temporary, for sale of sparklers (4th of July)

This item is for the same tent that has been put up for the last two years. It is also in the same spot, and the dimensions are 20’ X 40’.

Motion to accept as presented:

Motioned by: Comm. McMahon

Seconded by: Comm. Reeners

Ayes – 4

Nays – 0

Item #2 – 17 Salisbury St – (Hollow) – Site Plan Review – (GI)

- Spay and Neuter Facility

The requests was for reducing parking and the possible addition of a dumpster and/or shed. For the parking, the requirement is 12 spaces, and there are currently 19. The owners of the property were present to speak. A neighbor and employee was also present, and explained that the need for a dumpster is for all the laundry, cleaning, and garbage to not be stored inside the building. There is a space behind the building that the shed would be put, between the building and UPS storage units, near the parking spaces #18 and #19. The front of the building is facing north, and the parking is on the east. The parking spaces would be left all gravel as they are now. As for the parking spaces in the grassy area, they plan to make that gravel as well. With the change of use and improvement, in order to meet the current code, it would need to be asphalt, but since they would like it to stay gravel, they would need a variance, which would have to go to ZBA. There is an entryway light at the building to light the doorway and the parking lot. There is currently no light where the shed and/or dumpster will be. There will need to be one added. A resident was present with the concern of people speeding dangerously down the road. The Planning Commission explained that this is a Police and DPW matter, and it is smart to contact the Alderman Troy Beckwith.

Motion to approve with the condition of 12 parking spaces with 1 handicapped spot, a light on the southern side, an unlit 4’ X 8’ sign, and the recommendation to ZBA for a variance for the gravel:

Motioned by: Comm. Reeners
Seconded by: Comm. Ryan

Ayes – 4
Nays – 0

Item #3 – 2-22 N Main St – (Pace) – Site Plan Review – (CB)

- New building (28"x32") for storage

Mr. Pace was present to speak. The need for the space is for supplies storage. The current shed that is there will not be removed. The building will be built on the parking lot. With the dimensions of the building, there needs to be at least 60 parking spaces. With this project, some spots will be removed. There are 44 in the back, and 26 spots on the street. The distance from the property line to the back of the building will be 4 feet. Around the existing building, there are LED's every 20 feet, and the same thing is planned for the storage building. A short SEQR form was filled out. There are two drain inlets that connect to Lincoln Ave, which needs to be changed because they cannot connect an interior drain to a storm drain.

Motion to approve on the condition of removing the interior garage drain as noted on foundation plan A-1:

Motioned by: Comm. Reeners
Seconded by: Comm. McMahon

Ayes – 4
Nays – 0

Item #4 – 158 Clinton Ave – (McDonald's) – Site Plan Review – (GB-1)

- Remodel drive-thru to dual lane

This item has been postponed for the County meeting on the 10th. This item was presented a year ago, but is now back with some changes. The previous concerns were that the exit of the drive thru lane ended right into traffic. One thing noted from before is that there is plenty of room on the south side of the building for a double lane, assuming the building goes east to west. What the commission recommends a stripe on the road that either McDonalds or Mr. Moraco would do. The striping would be that the traffic is exiting the drive thru would have their own lane, either going left to the mall or right onto Clinton. There was confusion regarding the pick-up lane next to the drive thru where people were just parking in the road, and it had never gotten approved. There should also be road direction indicators showing the traffic flow direction. The commission suggests that a sign be added, whether it be a yield or stop sign, to indicate that the pickup lane must watch for traffic.

New/Old business:

The corner of North Main and East Main, the property line of 87 went to the corner of the deck and made the triangle in the back, that's the old line. The new proposed line that was generated in the meeting in July, splits the lines evenly. There is still the brick patio. It is much better now than it was before.

Motion to accept the reconfiguration property lines of 87 and 89 N. Main Street as proposed by Michael Reagan, surveyor.

Motioned by: Comm. Reeners
Seconded by: Comm. Wavle

Ayes – 4
Nays – 0

Minutes

Motion to accept with corrections:

Adjourn

Motion to adjourn:

Motioned by: Comm. McMahon
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 MARCH 25, 2019.

JEFF GEBHARDT, CHAIRMAN