



P lanning Commission
City of Cortland

**Regular Meeting of April
, 2018**

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A regular meeting of the City of Cortland Planning Commission was held on Monday April 23, 2018, at 5:15 PM in the Mayor’s Conference Room at City Hall, 25 Court Street, Cortland, NY.

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

Excused: Commissioner Chris Ryan

Absent: Commissioner Rafael Felix

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

Item #1 – 106 Central Ave. – (KIK) – Site Plan Review – (GI)

➤ **Installation of internal waste product boiler**

Joe Esposito was present for the meeting. Currently the company uses a third party to haul waste products generated from the facility. The waste includes, shampoos, conditioners, body lotions, tank & filling line wash water. 90% of the products are comprised of water and it would be a savings for the company to evaporate this themselves. This would mean less truck traffic for the surrounding residential neighborhood as well. There are no toxic chemicals (mostly shampoos, etc.). 300 gallon totes of waste water product would all go into 6,000 gallon tank that would be boiled and evaporated out.

Concerns about odor and chemicals were discussed with a possible concentrated bleach remedy, citing a sister site in Rexdale (ONT) that currently already does this. The commission expressed the need for recourse in case of complaints and the need for a method of measurement.

A motion was made to table until the company can provide more information from US Compliance on concerns that were brought up.

Motion By: Comm. Reeners
Second By: Comm. McMahon

Approval: Ayes – 5
Nays – 0

Item #2 – 55 Miller St. – (Zerrillo) – Site Plan Review – (GB)

➤ **Demo a greenhouse and replace with a fence**

Mr. Zerrillo was present for the meeting. He explained that he would like to demo the existing greenhouse building and put up a stockade fence to replace where the front and south side of the greenhouse was. There is a chain link fence on part of property already and that will remain. The plan is to keep children off the property as it is not safe. Visibility would be clear for vehicles. The Code states the height limit is 4 ft. for fences on the front yard. Questions were discussed as to where the front yard will be considered once the building is removed. The applicant will need an area variance for the Zoning Board.

A motion was made to approve the demolition of the greenhouse and replace the building with a 6 foot stockade fence pending ZBA approval for the required Area Variances.

Motion By: Comm. McMahon

Second By: Comm. Reeners

Approval: Ayes – 5

Nays – 0

Item #3 – 1 Bellevue Ave – (Walters) – Site Plan Review – (R1)

➤ **Ground sign**

Mr. Walters was present for the meeting. They would like to move the existing sign closer to the road for better visibility. The dimensions of the sign is approximately 72”x40” and 15 feet from the Route 281 curb. May be in need of variance from ZBA. Some discussion on the size of the angle/triangle of the property due to it being on a corner lot. The angle is more Obtuse rather than what was proposed.

A motion was made to approve with a reconfigure of the angle.

Motion By: Comm. Reeners

Second By: Comm. McMahon

Approval: Ayes – 5

Nays – 0

Item #4 – 160 Clinton Ave – (American Promotional Events) – Site Plan Review – (GB)

➤ **Firework concession tent**

No one was present for the meeting. It was discussed that this company came before the Commission last year for the same thing. Last year there were concerns regarding placement of the tent It was asked to move the tent three spaces to the north from its original place, and the entrance to be north as opposed to original request for placement in the east. The City Code Department will be following up with the applicant as they did last year to make sure placement is as it should be.

A motion was made to approve on same conditions as the event in 2017.

Motion By: Comm. Wavle

Second By: Comm. Peppel

Approval: Ayes – 5
Nays – 0

Approval of Minutes:

Approve March 26, 2018 minutes as presented motioned by Comm. Reeners and seconded by Comm. Wavle.

Approved: Ayes – 5
Nays – 0

New/Old Business:

Zoning Code Update will be reviewed and discussed at the next meeting and then passed along to the Common Council. Training packets to be issued every 3-4 months for required training.

Adjournment:

Motion By: Comm. Peppel
Seconded By: Comm. McMahon

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 APRIL 23, 2018.

JEFF GEBHARDT, CHAIRMAN