



P
lanning Commission
City of Cortland

Regular Meeting of May
, 2018

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A regular meeting of the City of Cortland Planning Commission was held on Monday May 21, 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, Chris Ryan, Joe McMahon, and Christopher Peppel

Absent: Commissioner Rafael Felix

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

Item #1 – 177 Homer Ave. – (Armideo) – Site Plan Review – (GB)

- Steps for Adjacent storage area to the Residence in question

A motion was made by Comm. Ryan to move this item to the end of the agenda to see if a representative would be present for the meeting and seconded by Comm. Reeners.

Approval: Ayes – 6
Nays – 0

No representative had arrived. The Commissioners concluded that there was an abundance of unanswered, integral questions. Motion to table this item by Reeners, second by Ryan.

Approval: Ayes – 6
Nays – 0

Item #2 – 78 Homer Ave. – (Parkside Assembly of God) – Site Plan Review – (R1)

- Changing Signage - Additions

A motion was made by Comm. Ryan to move this item to the end of the agenda to see if a representative would be present for the meeting and seconded by Comm. Reeners.

Approval: Ayes – 6
Nays – 0

(Returning to the item at approximately 6:04pm) Representative Connor F. – building is being converted after an administration/leadership change. Seeking to add additional signage for the main doors, alter

current signage, and consider possible addition of secondary signage located on one of the prominent walls.

Some sign proposals were nonconforming to code and require adjustment. The proposed changes for the ground sign appeared plausible. The decision would not be appealable to the ZBA.

The Church's board needs to reconsider other plans. The wall sign must be less than three feet wide/tall.

Motion to approve the ground sign only as presented.

Motioned By: Comm. Ryan
Seconded By: Comm. Reeners

Approved: Ayes – 6
Nays – 0

Item #3 – 67 Huntington St. – (Ames Linen) – Site Plan Review – (GI)

- Demolition of old storage building with construction of new storage building

Joanna Ames and Chuck Feiszli were present for the meeting. The existing Ames Linen Cleaning Service production building is going to remain as is. The older storage building will be demolished and construction of a new slab and smaller building will replace it. The new building will have wall mounted lighting and about 40 flood vents around the base.

A motion was made by Comm. Reeners to approve the application as presented and seconded by Comm. McMahon.

Approval: Ayes – 6
Nays – 0

Item #4 – 158 Clinton Ave. – (Mc Donald's) – Site Plan Review – (GB)

- Remodel of current building
- New ADA compliant sidewalks
- Digital signage

A representative – M. Fuller – was present for the meeting. She explained that the company would like to remodel the exterior and interior of the existing restaurant with no change to the existing footprint. They will be replacing the existing sidewalk, curbing, and accessible parking spaces to bring them into ADA compliance. The menu board and order station will be replaced with a digital version.

A motion was made by Comm. Ryan to approve the application as presented and seconded by Comm. Peppel.

Approval: Ayes – 6
Nays – 0

Item #5 – 206 Tompkins St. – (McRae) – Site Plan Review – (GB)

- Parking Resolution

Fran Casullo and Jason McRae (owner of Stupid Choppers) were present for the meeting. It was explained that Mr. McRae is under contract to purchase 206 and 208 Tompkins St. Mr. McRae would like to use the property at 206 Tompkins St. Jason proposes to occupy 206, the smaller building closest to the city.

A motion was made to table until the company can provide more information from US Compliance on concerns that were brought up, but accepting as is pending these concerns.

Motion By: Comm. Wavle
Second By: Comm. Reeners

Approval: Ayes – 5
Nays – 0

Approval of Minutes:

Approve April 23, 2018 minutes as presented motioned by Comm. Wavle and seconded by Comm. McMahan.

Approved: Ayes – 6
Nays – 0

New/Old Business:

- 1.) Fencing around the new Crescent/Corset property. The consensus of the board was that a plastic fence, the original design, would be a poor decision given weather issues, but would have otherwise been approved. Chain link fence with vertical vinyl inserts would be a far better choice.
- 2.) Reviewing/Cancelling new zoning code for the City of Cortland. Review never took place prior to this meeting. “Jim Reeners knows the code best out of all of us.” We as a board are confronted by the code item by item; approximately 53 items have been brought up by one individual alone. This is a pressing deadline for this piece. Terminology and definitions within the new text are uncomfortably ambiguous; this is true in a large number of instances. Several typos and other errors are/were rampant. A large number of essential components are unaddressed. Motion to pass this review to ZBA/council pending further new suggestions, and any additional comments determined by June 9th. Passed.

Adjournment:

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

Ayes – 6
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 MAY 21, 2018.

JEFF GEBHARDT, CHAIRMAN