



P
lanning Commission
City of Cortland

Regular Meeting of June
, 2018

25

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

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

Absent: Commissioners Rafael Felix, Jim Wavle, and Christopher Peppel

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

Item #1 – 221 Central Ave – (KIK) – Site Plan Review – (GI)

- Installation of Waste Evaporator (tabled from 4/23/18); none were present to speak.
- The issues on the table include that an individual from the DEC who originally intended to give a presentation had referred to Syracuse, which required them to have a permit in any case if anything other than water vapor was being expelled. It would thusly be fruitless to entertain an audience with them until they obtain such a permit.

Motion to table item #1 until next appropriate meeting:

Motioned by: Comm. Reeners

Seconded by: Comm. McMahon

Ayes – 4

Nays – 0

Item #2 – 206 Tompkins St. – (McRae) – Site Plan Review – (GB)

- Parking plan revisions; McRae was present, alongside F. Casullo, to speak.
- McRae has spoken with Rhea and VanDonsel; the county planning board has approved of his proposed parking plan revisions, subject to contingency of certain curb cuts, easement language, and SEQR nuances – most if not all have already been rectified.
- There are two curb cuts currently on the site without any issues for easement on the flow of traffic.

Motion to accept as recommended with amendments from the county:

Motioned by: Comm. Reeners

Seconded by: Comm. Ryan

Ayes – 4

Nays – 0

- Regarding the SEQR, changes were made to #2 and #3. Total acreage = 100x177.7 feet.

Motion for a negative declaration on the SEQR:

Motioned by: Comm. McMahon

Seconded by: Comm. Ryan

Ayes – 4

Nays – 0

Item #3 – 30 Kellogg St (Cortland Industrial Center) – Site Plan Review – (GI)

- Vermicycle – worm composting facility; none were present to speak. County planning board has provided a recommendation for this project.

Motion to table this item:

Motioned by: Comm. Reeners

Seconded by: Comm. Ryan

Ayes – 4

Nays – 0

Item #4 – 36 Taylor St – (Thomas) – Site Plan Review – (R1)

- Renovation of a building and parking area; project manager Tim Buhl was present to speak.
- Buhl states they applied to receive a \$250,000 grant to do work on both exterior and interior, including a new roof, new windows, and additional green space.

Motion to approve as presented with the condition of attaining a ZBA variance:

Motioned by: Comm. McMahon

Seconded by: Comm. Reeners

Ayes – 4

Nays – 0

Item #5 – 13 Summit St – (Brown) – Subdivision – (R1)

- Renovation of building and parking area; Brown was present to speak.
- From the original subdivision, there were three lots: 9, 11, and 13 Summit St. 11 Summit St. is an empty lot. 11 and 13 were connected. Technically, Brown is currently living in a vacant lot. He now owns both houses (9 and 13). These lots certainly need a new survey. There will otherwise be no major change to the neighborhood or lots themselves.

Motion to close the public hearing:

Motioned by: Comm. Reeners

Seconded by: Comm. McMahon

Ayes – 4

Nays – 0

Motion to remove 50-foot lot dedicated to lot 9 and move it to lot 11 in order to equal 100-foot and leave behind 50-foot; furthermore, motion to add fence from lot 9 to lot 13.

Motioned by: Comm. Reeners

Seconded by: Comm. Ryan

Ayes – 4

Nays – 0

Item #6 – 31 Greenbush St – (Melice) – Site Plan Review – (R4)

- Parking plan that includes considerations for the Barber shop and apartment. Mr. Suban had sold the property to Mr. Melice. There exists three off-street parking spaces plus one for the tenant in the shared driveway – area use of 300 square feet.
- We technically cannot count street parking.

Motion to approve this use, given the existence of a current variance granted in 2006; the new owner has no need for a variance with greater than four parking spots. The suggestion of a new 3-variance from ZBA was made.

Motioned by: Comm. Reeners

Seconded by: Comm. Ryan

Ayes – 4

Nays – 0

New/Old Business – Nothing to Report

Approval of Minutes

Motion to approve of the minutes, given minor changes:

Motioned by: Comm. McMahon

Seconded by: Comm. Ryan

Ayes – 4

Nays – 0

Adjourn

Motion to adjourn:

Motioned by: Comm. McMahon

Seconded by: Comm. Reeners

Ayes – 4

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 JUNE 25, 2018.

JEFF GEBHARDT, CHAIRMAN