



Planning Commission City of Cortland Regular Meeting of July 26, 2021

A regular meeting of the City of Cortland Planning Commission was held on Monday, July 26, 2021 at 5:15 PM in Council Chambers, 25 Court St. top floor.

Present: Commissioners Joe McMahon, Jim Wavle, Brendan McGovern, Chris Ryan, Christopher Peppel, Jim Reeners

Excused: Commissioner Elliott Ayika

Staff: Mayor Brian Tobin, Interim Director of Code Enforcement Roy Everett, ZEO Bob Rhea

Item #1 – 220-226 Port Watson St. (Site Plan Review) Byrne Dairy – (GB-2)

- Site review and variance recommendation

The Commission went over the changes that were requested. The Vice President of Byrne Dairy explained that they adjusted the sidewalk for safety. The parking spaces have been shifted over 5ft. The address will be Port Watson. Some landscape has been added and increased green space. The County Planning staff put forth 21 conditions for approval. At this time all 21 conditions were met and submitted to the City. An independent traffic study was done by a traffic engineer and submitted to the DOT. They did not see an issue and approved the study and making 4 driveways into 1.

Troy Beckwith requested a new traffic study.

Larry Knickerbocker raised concerns regarding the traffic study and information given to the board was not 10 days before the meeting. There is an Environmental concern regarding the river.

The Commission recommended approval of the Zoning change to go to Council last month.

A motion was made to table this item until the next meeting. Mr. Knickerbocker is to submit his concerns in writing to the board before the next meeting.

Motioned by: Comm. Reeners

Seconded by: Comm. McGovern

Ayes – 5

Nays – 0

Item #2 – 32 Miller St. (Site Plan Review) – Gillette Skirt Factory (GB-2)

- Multi-unit residential structure

Owner, Chris Calabro and C&S engineer were present for the meeting. The County reviewed the project with recommendations. A response was submitted in writing addressing those concerns. NYS Dot has also reviewed the project. It was determined that it was not their area to review. They added some

landscaping and lighting. There is a one – way entrance on the Homer Ave. side. The exit is on the Stockton Place. The 2 current buildings on the property will be demolished. They will take the 3 separate properties and make it 2. This will fit in well with the Homer Ave. gateway into Cortland. The project will need to go to the ZBA for variances.

No one from the public was present to speak.

A motion was made to approve the proposed along with the SEQR that was submitted pending the approval from ZBA for the variances.

Motioned by: Comm. McGovern
Seconded by: Comm. Reeners

Ayes – 5
Nays – 0

Item #3 – 69 Huntington St. (Site Plan Review) – One Source Power (GI)

- Project staging area

Jamie French was present to speak. These are temporary structures to be placed permanently. There is a concern for traffic with the school there. There is one entrance/exit on Huntington St. This is a Type A flood zone, no concerns.

A motion was made to accept and review the parking in 12 months.

Motioned by: Comm. Peppel
Seconded by: Comm. Wavle

Ayes – 5
Nays – 0

Item #4 – 39 N Main St. (Site Plan Review) – Mydlenski (CB)

- 130'x46' parking area

It was explained that they wish take an empty lot and make more parking, also to add 2 drywells and an over flow pipe to the storm sewer system. It was proposed to remove the buffer and place a sidewalk to allow pedestrian access. This area does not require a buffer.

A motion was made to approve with the condition of moving it 4ft from the building to the North.

Motioned by: Comm. McGovern
Seconded by: Comm. Reeners

Ayes – 5
Nays – 0

Item #5 – 12 Pearl St. (Subdivision) – Gregory (R1)

➤ Move lot line

They are acquiring a portion of property behind them.

A motion was made to approve.

Motioned by: Comm. Peppel

Seconded by: Comm. Wavle

Ayes – 5

Nays – 0

Old/New Business

PSA approval to go back to Council.

- Applicants need to be able to submit an application and a body needs to approve.

Recommend the Ice Cream booth variances go to council for a zoning change.

Minutes of June 28, 2021:

Motioned by: Comm. Reeners

Seconded by: Comm. Peppel

Ayes – 5

Nays – 0

Adjourn

Motioned by: Comm. Wavle

Seconded by: Comm. McGovern

Ayes – 5

Nays – 0

I, JOE MCMAHON, 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 JULY 26, 2021.

JOE MCMAHON, CHAIRMAN