



P
lanning Commission
City of Cortland

August

Regular Meeting of
27, 2018

A regular meeting of the City of Cortland Planning Commission was held on Monday August 27, 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, Jim Wavle, and Christopher Peppel

Excused: Commissioner Joe McMahon

Absent: Commissioner Rafael Felix

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

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

The owner had pulled this item from the agenda to postpone it to a different day, which will be decided at a different time.

Item #2 – 30 Kellogg Rd. (Cortland Industrial Center) – Site Plan Review – (GI)

In the original application for the grant money, it was a matching grant where 50% of the grant was supposed to be matched by the city. The fund was going to be matched by work.

Motion to table until more information is provided:

Motioned by: Comm. Reeners

Seconded by: Comm. Ryan

Ayes – 5

Nays – 0

Item #3 – 64 North Main St – (Westberg) – Site Plan Review – (SD)

This item is a plan for a water-chilling ice machine, but was removed by the owner to re-visit at a later time.

Item #4 – 30 Tompkins St (YMCA) – Site Plan Review – (SD)

Mr. Hamilton was present to speak. The YMCA purchased a building two years ago and it has only been used for storage, but they want to make it into a useful meeting space, and possibly for art programming such as studios, music, and graphic arts. In order for this to be implemented, there needs to be accessibility. An aluminum ramp has been purchased for a temporary solution on 22 Tompkins. There will need to be a hard landing surface placed between the driveway and the bottom of the ramp for functionality throughout different weather conditions.

Motion to accept as presented:

Motioned by: Comm. Wavle
Seconded by: Comm. Peppel
Ayes – 5
Nays – 0

Item #5 – 66 Pendleton St – (Button) – Site Plan Review – (GB)

Mr. Button was present for an explanation of an addition to an existing building. The additional side will be 32ft x 38ft, which will create an extra bay with a lift. The second door is for access to equipment and storage. The area needs to be paved asphalt, blacktop, or concrete. There is a sufficient amount of parking space, therefore if there were to be any other additions in the future, there would not be an issue with the parking. There will be two additional lights added, one in front and one in the back. There needs to be an 8 foot space for handicap use, which will be identified with striped marks on the pavement. The loading and unloading area will be to the west side of the handicap spot. The commission reviewed part one that the applicant filled out with minor changes, and had reviewed parts two and three with low to moderate environmental impact.

Motion to accept the proposal with the condition of adding the loading area to the west side of parking spot #8, and the proper signage will be applied:

Motioned by: Comm. Reeners
Seconded by: Comm. Ryan
Ayes – 5
Nays – 0

Item #6 – 1318 Carroll St – (Taw) – Site Plan Review – (GB)

The construction of a new three story multiunit residential structure the YWCA is a partner for this project. There was a discussion regarding parking laws and regulations. The structure of the building is a three story wood frame building, containing apartments for victims of domestic abuse. There are twenty units within the building, and twenty five available parking spaces. The site includes a playground as well. They playground will be fenced in completely, however the building itself will not be. There will be blinds and privacy windows for security reasons. There will also be security cameras throughout the building, as well as having staff working 24/7. The building is on city property, but the parking and storm drainage is on town property. There will be a counseling staff available as needed.

Motion to recommend the approval of 25 parking spaces to the zoning board of appeals:

Motioned by: Comm. Reeners
Seconded by: Comm. Ryan
Ayes – 5
Nays – 0

Approval of Minutes

Motion to approve of the minutes:

Motioned by: Comm. Reeners
Seconded by: Comm. Wavle
Ayes – 5
Nays – 0

New/Old Business –

The board reviewed the R1 rental change, and decided that the law department was not included. The board also decided that the SEQR process needs to be done together, and that they will need copies of parts one, two, and three to review.

Adjourn

Motioned by: Comm. Ryan
Seconded by: Comm. Peppel
 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 AUGUST 27, 2018.

JEFF GEBHARDT, CHAIRMAN