



Planning Commission
City of Cortland

September 24

**Regular Meeting of
, 2018**

A regular meeting of the City of Cortland Planning Commission was held on Monday September 24, 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, Joe McMahon, and Christopher Peppel

Absent: Commissioner Rafael Felix

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

Item #1 – 64 North Main St – (Westberg) – Site Plan Review – (SD)

Mr. Westberg was present to speak. The plan is to place a water and ice vending machine outside Family Video store. There are 50 of these machines in front of Family Video stores. The ice is cheap and the water is very clean because of the reverse osmosis process, which is even cleaner than bottled water. The machine will take up 3 parking spaces, which created a concern in terms of available parking with the 3 missing. The building is between 6,000 and 7,000 square feet. Without the ice kiosk, there are about 30 available parking spaces.

Motion to table for a few minutes until more information is received:

Motioned by: Comm. Reeners

Seconded by: Comm. Peppel

Ayes – 5

Nays – 0

The discussion continued after more information was received. The property had been previously subdivided. The commission read the previous business’ plans and learned that there were 32 proposed parking spaces, but only 28 required. The ice machine will only take up 3. It will be placed parallel to the sidewalk and perpendicular to the driveway for safer access. There were discussions regarding signage and regulations, which only allows 25% coverage.

Motion to accept the big splash on three sides:

Motioned by: Comm. McMahon

Seconded by: Comm. Reeners

Ayes – 5

Nays – 0

Item #2 – 1318 Carroll St – (Taw) – Subdivision – (GB)

Jeff was present to speak. There have been adjustments made for the site plan after ZBA had taken a look at the site plan and given comments. The planning commission spoke a lot regarding measurements of the building and yard. There were concerns of access to the fire department. There will be a shed added on the west side for equipment. There were concerns about not knowing the height of the building, because in that specific district, one can only build a building up to 35 feet high. The parking lot sidewalk will be extended to Carroll Street.

Motion to approve as adjusted:

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

The Planning Commission opened a Public Hearing at 6:03pm.

Motion to close the Public Hearing:

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

Motion to approve the conjoining of the properties:

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

Approval of Minutes

Motion to approve of the minutes with the changes:

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

New/Old Business –

The Common Council passed the R1 change. The housing committee will work on an alternative application other than a special permit application. It will be something that people can get online, which then can be filled out, notarized, and sent in.

Adjourn

Motion to adjourn:
Motioned by: Comm. Ryan
Seconded by: Comm. Reeners
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 SEPTEMBER 24, 2018.

JEFF GEBHARDT, CHAIRMAN