



PLANNING COMMISSION

MINUTES

March 5, 2013

A special meeting of the City of Cortland Planning Commission was held on Tuesday, March 5, 2013, at 5:15 PM in the Mayor's Conference Room at City Hall, 25 Court Street, Cortland, NY.

PRESENT: Chair Rafael Felix, Commissioners Troy Beckwith, Joseph McMahon, Jeff Gebhardt and Denise Bushnell.

ABSENT: Commissioners Chris Ryan and D. Jo Schaffer

Staff Present: Zoning Officer Bruce Weber and Deputy Chief Bill Knickerbocker

Item No. 1 – 25 Pomeroy Street – (Risavi / Natoli) – Sub-Division – R2 – to re-establish property lines in order to consolidate properties.

To speak was Robert Risavi explaining there were originally three separate lots, the middle lot having been sold to his wife and they would like to separate the three parcels into two parcels.

On the motion of Comm. McMahon, seconded by Comm. Bushnell, voted and approved to set a date for a Public Hearing for March 25, 2013.

Item No. 2 – 122-124 Tompkins Street – (Starkwood, LLC) – Site Plan Review – R1 – to construct office building.

To speak was James Baranello to represent the Reygers in the Site Plan application to construct a professional office building. County Planning has recommended approval contingent on several stipulations, and upon approval of the Site plan we can go before the Zoning Board on Monday, March 11th in applying for a Use Variance and Area Variance. Dr. Reygers current office is next door and that building will remain as office space. The new construction will be in the parking lot, which the Commission agreed would be an improvement. The maximum allowed lot coverage will be less than the existing lot coverage. On Bruce Weber's recommendation, no action should be taken on the Site Plan Review until Ken Teeter (City Engineer) has an opportunity to review the application. A recommendation can be made to ZBA to grant the needed use and area variances.

Motion by Comm. Gebhardt, seconded by Comm. Bushnell, voted and approved, to recommend approval of the Use and Area Variances as requested.

Item #3 – 20 Sands Street – (TenEyck) – Site Plan Review – R1 – Addition for a laundry room.

To speak was Denis TenEyck Sr. explaining that they would like to build an addition for a laundry facility and expand the existing parking area to accommodate the residents. This is a 3-family unit, and the allowed three unrelated law would require the minimum of adequate parking spaces for nine vehicles.

Chair Felix stated that the Commission has not had time to review the amended Site Plan and suggested the applicant come to the next meeting, and cannot make any decision at this time.

On the motion of Comm. Gebhardt, seconded by Comm. McMahon, voted and approved to table the Site Plan Review as presented until March 25th.

Minutes:

The January 28, 2013 meeting,

On the motion of Comm. Bushnell, seconded by Comm. Beckwith, voted and carried to approve the minutes of the January 28, 2013 meeting.

Adjournment

On the motion of Comm. Bushnell, seconded by Comm. McMahon, voted and approved to adjourn the March 5, 2013 meeting.

I, RAFAEL FELIX, CHAIRPERSON 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, NY, HELD ON THE 5th OF MARCH, 2013.

RAFAEL FELIX, CHAIRPERSON