



## PLANNING COMMISSION

### MINUTES

**March 25, 2013**

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

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

ABSENT: Commissioner D. Jo Schaffer

Staff Present: Zoning Officer Bruce Weber and Dep. Chief Bill Knickerbocker

Item No. 1 – 25 Pomeroy Street – (Risavi / Natoli) – Sub-division – R2 – to divide three properties into two.

Public Hearing was opened. There was no one present to speak.

On the motion of Comm. McMahon, seconded by Comm. Gebhardt, voted and approved to close the Public Hearing.

Item No. 2 – 110 North Main Street – (Ben & Ben, Attorneys) – Site Plan Review – R4

To speak was Stuart Ben, the Attorney representing the applicant Dr. Freddie Edelman. Dr. Edelman would like to purchase this building to use as a Doctor's office. He made a purchase offer contingent on approval of this Board. The item has gone before on December 17 and a number of suggestions were made, including having an architect draw up plans for the handicap ramp and handicap accessible parking space, to indicate the buffer strip, and to provide a drawing of the plans to scale. The blacktop driveway on the West side of the property will not be used as a driveway at all, that will be a buffer strip. Code requires shrubs every ten feet, but the plan is to place shrubs every five feet. The placement of the handicap ramp was questioned and Mr. Ben corrected the Board as to which side of the building the ramp would be on.

Motion to close the Public Hearing by Comm. McMahon, seconded by Comm. Gebhardt, voted and approved.

**Motion by Comm. McMahon, seconded by Comm. Gebhardt, voted and carried, to recommend approval of the plans as presented.**

Mr. Ben asked about the process he needs to follow now in order to get approval to use the building as a doctor's office.

Bruce Weber explained that the minutes of the Board will be sufficient for him to obtain the building permit. Mr. Ben may contact the City Clerk's Office to obtain a copy of the minutes.

Item #3 – 83 Owego Street – (Cutia) Gators – Site Plan Review – Overhang and porch alteration

To speak was Fran Casullo, attorney for Gators, LLC here with Mr. Cutia. First thing he would like to do is replace the current front door with an updated door with a crash bar window and secondly he would like to extend the overhang about 16 feet to match up with end of the concrete in order to protect patrons in inclement weather. An application will be made to the NYS Liquor Authority to serve alcohol outdoors.

4/29/2013

Chair Felix asked if any Board members had any concerns. The question came up regarding having tables outside. Tables outside was not Mr. Cutia's intention. Mr. Cutia was complimented on the changes he has made, and keeping the parcel cleaner.

On the motion of Comm. Beckwith, seconded by Comm. Bushnell, voted and approved to close the Public Hearing.

**On the motion of Comm. Beckwith, seconded by Comm. Bushnell, voted and carried to approve the Site Plan as presented.**

Item #4 – 29 Hyatt Street – (Blumenfeld) – Site Plan Review – Fire escape and deck.

To speak was Joseph Blumenfeld to explain his intention of putting an exterior fire escape and a small landing on the rear of the house. The shed will be taken down.

Bruce Weber noted that the lot coverage in the rear yard is less than allowed and a building permit triggered the Site Plan. The Board's only concern is set back and the lot coverage.

**On the motion of Comm. Gebhardt, seconded by Comm. Ryan, voted and carried, to Recommend approval of the set back and lot coverage to the Zoning Board of Appeals.**

Chair Felix noted that he needed to revisit Item #1, subdivision of 25 Pomeroy Street. He asked for clarification of where the property line would be.

Bruce Weber explained that the property division would be going back to the original lines.

**On the motion of Comm. Gebhardt, seconded by Comm. Beckwith, voted and carried, to approve the sub-division of 25 Pomeroy Street.**

#### **Minutes:**

The March 5, 2013 meeting, there was no one listed as making a motion or second to adjourn Motion was made by Comm. Bushnell, seconded by Comm. McMahon.

On the motion of Comm. McMahon, seconded by Comm. Bushnell, voted and carried to approve the minutes of the March 5, 2013 meeting as amended.

Deputy Chief Knickerbocker introduced the intern in the Mayor's Office, Kurt Smolensky from Long Island and a senior at SUNY Cortland. He gave a brief background on himself and his interests in City Government.

#### Adjournment

On the motion of Comm. McMahon, seconded by Comm. Bushnell, 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 25<sup>th</sup> OF MARCH, 2013.**

**RAFAEL FELIX, CHAIRPERSON**

