



City of Cortland – Planning Commission
PLANNING COMMISSION

MINUTES

September 23, 2013

A regular meeting of the City of Cortland Planning Commission was held on Monday, September 23, 2013, at 5:15 PM in the Mayor’s Conference Room at City Hall, 25 Court Street, Cortland, NY.

PRESENT: Chairman Jeff Gebhardt, Commissioner Chris Ryan, D. Jo Schaffer, Troy Beckwith, Denise Bushnell

ABSENT: Commissioner Joseph McMahon, Rafael Felix

Staff Present: Deputy Fire Chief William Knickerbocker, Zoning Officer Bruce Weber, City Consulting Engineer Ken Teeter, City Clerk Judith Chamberlin

Minutes of the June 24, 2013 and August 26, 2013 meeting

Motion by to table: Comm. Bushnell

Seconded by: Comm. Schaffer

Approved: Ayes – 5

Nays – 0

Item #1 – 71 Prospect Street (AT&T) – Diesel Generator – Site Plan Review

Proposed Use of Property:

- Installation of 210 gallon diesel generator for back-up power at existing telecomm site
- Generator will be placed on 4’ x 8’ concrete pad

Decision – Motion to approve the Site Plan Review as proposed

Motion by: Comm. Beckwith

Seconded by: Comm. Bushnell

Ayes – 4

Nays – 0

Abstention – 1 Comm. Ryan

Item #2 – 42 Church Street – Cortland Housing Authority – Nick Giamei – Outdoor Shelter – GB – Site Plan Review

Proposed Use of Property:

- Outdoor shelter – concrete pad, 16’ x 24’ malt-rib roof supported by 4 columns

Decision – Motion to approve the Site Plan Review with the condition that it be built within the next 6 months

Motion by: Comm. Schaffer

Seconded by: Comm. Ryan

Ayes – 5

Nays – 0

Item #3 – 15 Salisbury Street – Soprano – Crossfit Fitness Center – Site Plan Review

Proposed Use of Property:

- Site will be place of a Crossfit affiliate gym
- Crossfit is a strength and conditioning program that includes gymnastics, weight-lifting and other various athletic movements
- Will be using site to train and coach clients in group classes and personal sessions
- Removing drop down ceiling panels and a few interior walls to allow for a nearly open floor plan
- Improvements will include cleaning and painting
- Business will be open Monday through Friday 6 AM to 8 PM and Saturdays 10 AM to 12 PM
- Will be between 5 and 25 people in the building at one time

Decision – Motion to approve the Site Plan Review as presented

Motion by: Comm. Beckwith

Seconded by: Comm. Schaffer

Ayes – 5

Nays – 0

Item #4 – 35 Main Street – Andrews – Revised Site Plan Review

Proposed Use of Property:

- Revision of the occupancy on the second floor should be seven and not five

Decision – Motion to approve the Revised Site Plan Review to reflect that the second floor occupancy should be seven and not five

Motion by: Comm. Bushnell

Seconded by: Comm. Ryan

Ayes – 5

Nays – 0

Item #5 – 50 Clinton Avenue – Keegan – Stone Barrier on Property Line – R4

Proposed Use of Property:

- Create a barrier, probably large stones, on the back right side of the property to prevent the neighbor to the right of our property from:
 - Continued encroachment and expansion of their parking lot – for their business
 - Tenant ability to drive across of our lawn and use our parking lot and driveway for entrance and exit

Decision – Motion to approve the Site Plan Review and erection of a stone wall from the property’s barn to the sidewalk

Motion by: Comm. Schaffer

Seconded by: Comm. Beckwith

Ayes – 5

Nays – 0

Item #6 – 6-10 Riverview Avenue – Holmes, King & Kallquist – Presentation of Schematic Drawings for a New Facility – R4

- Proposed use of property for a Cortland Supportive Housing Project
- Presentation to familiarize Commission on project
- Final drawings have not been submitted

No action taken.

Item #7 – 11 Church Street – McMahon – Fence – R4 – Site Plan Review

Proposed Use of Property:

- Adding a fence along the South side of property
- Starting at the East end of property going out half way towards the West end of property

Decision – Motion to approve the Site Plan Review as presented

Motion by: Comm. Bushnell

Seconded by: Comm. Ryan

