



PLANNING COMMISSION

MINUTES

October 28, 2013

A regular meeting of the City of Cortland Planning Commission was held on Monday, October 28, 2013 2013, at 5:15 PM in the Mayor’s Conference Room at City Hall, 25 Court Street, Cortland, NY.

PRESENT: Chairman Jeff Gebhardt, Commissioners Chris Ryan, D. Jo Schaffer, Troy Beckwith, Denise Bushnell, Joseph McMahon, Rafael Felix

ABSENT: None

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

Item # – 1 – (91-93-95 Lincoln Ave.) – (Reeners) – (R2) – Site Plan Review – Combine two city lots into a single lot and build a six unit apartment and maintenance building.

Proposed Use of Property: To combine these three (3) city lots into a single lot and build a six (6) unit apartment building with parking and to construct a 20x20 maintenance garage.

Jim and Mike Reeners presented plan and answered questions.

Decision: Approval of proposed use with recommendation to ZBA for Use and Area Variance for said proposal. Site plan review tabled until ZBA determines Use and Area Variances.

Motion by: Comm. Felix

Seconded by: Comm. McMahon

Ayes – 5

Nays – 1(Comm. Ryan)

Item # – 2 – (16 Owego St.) – (John Barden) – (R2) – Site Plan Review – Conversion of single family to two –family

Proposed Use of Property: Rehabilitation of existing two (2) family house, not recognized as such in City records. Addition of two (2) parking spaces along existing driveway.

Applicant John Barden was present. Chuck Feiszli was also present to present proposal.

Resolution: To deny re: over the allowed lot coverage and is non-conforming use with recommendation to ZBA to apply for Area Variances then return to Planning Board for Site Plan review.

Motion by: Comm. Bushnell

Seconded by: Comm. Beckwith

Ayes – 5

Nays – 1 (Ryan)

Item # – 3 – (64 Pomeroy St.) – (Cortland Ent, PC) – SD – Site Plan Review – Install larger generator

Proposed Use of Property: The existing generator will be replaced with a new and larger unit.

Paul Stemkoski was present for Bivens Architects.

Resolution: To approve with the conditions of 7' from property line and fenced to surround shall match in design and height to existing fence. Weekly/monthly to be done on a week day and gate must have a lock on. Recommendation to ZBA to follow listed conditions and grant variance to allow 7' with fence, no buffer needed.

Motion by: Comm. Beckwith

Seconded by: Comm. McMahon

Ayes – 6

Nays – 0

Item # – 4 – (3 Commando Ave.) – Vince Fragnoli – Site Plan Review – (R2) – Commercial indoor lodging.

Vincent Fragnoli was present

Proposed Use of Property: Would like to re-rent two (2) existing rooms on the 2nd floor of Comando's. Currently 1 – 2 bedroom apartment, one (1) sleeping room approved. Two (2) extra sleeping rooms need to be approved to rent.

Decision: To approve site plan review contingent upon ZBA approval. Recommendation to ZBA for Use Variance.

Motion by: Comm. Bushnell

Seconded by: Comm. Felix

Ayes – 5

Nays – 1 (Shaffer)

New Business: May 2014 meeting date amended to May 19, 2014 with submission date of May 8, 2014.

Motion to approve:

Motion by: Comm. Felix

Seconded by: Comm. Shaffer

Ayes – 6

Nays – 0

Minutes of July 22, 2013 approved as read. Motion to approve:

Motion by: Comm. Beckwith

Seconded by: Comm. Bushnell

Ayes – 4

Nays – 1 (Shaffer)

Comm. Felix absent for vote.

Adjournment

Motion by: Comm. Bushnell

Seconded by: Comm. Ryan

Ayes – 5

Nays – 0

I, JEFF GEBHARDT, 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 OCTOBER 28, 2013.

**_____
JEFF GEBHARDT, CHAIRPERSON**