

PLANNING COMMISSION

MINUTES

January 27, 2014

A regular meeting of the City of Cortland Planning Commission was held on Monday, January 27, 2014, at 5:15 PM in the Mayor's Conference Room at City Hall, 25 Court Street, Cortland, NY.

PRESENT: Commissioners Jeff Gebhardt, Chris Ryan, Denise Bushnell, Joseph McMahon, Rafael Felix

ABSENT: Jo Schaffer, Troy Beckwith

Staff Present: Deputy Fire Chief William Knickerbocker, Zoning Officer Bruce Weber, Secretary to the Mayor Shellie Blaisdell

Item #1 – Discussion on the Railroad off loading facility

- Mack Cook provided information for the schematics of an off loading facility site
- Railroad awarding \$1,000,000 by the state to construct an off loading facility on the Rosen site.
- Common Council has approved a lease to the Railroad; the city will retain ownership of the Rosen site.
- Re-engineering from Cooperstown Railroad. Working with the City of Cortland to prevent any other water back flow.
- Scheduled to break ground in the Spring.
- It remains a city property-not conveying title or ownership over to the railroad-it is a thirty year, lease hold interest.
- Potential users of the off loading facility: Marietta, Gutchess Lumber and Bestway, Suitkote, Saunders.
- Will be used for both off loading and shipments out.
- Intent is to get some of the loading from, Clinton, Port Watson and Elm Street reduced.
- New spur track Elm. 200 – 250 yards of new track.
- EPA and Railroad are involved and will help to reduce the water back flow.
- Not to be used to park equipment or store equipment. It is a pure off load facility.
- Will be a platform. Currently right now there are no physical structures planned for this site.

Item # – 1 & 2– (91 Lincoln/93-95 Lincoln) – (Reeners) – (R2) – Site Plan Review

- Pertains to two parcels even though it is addressed as three. Property of 91 is under contract and is one parcel; property of 93-95 is now considered one parcel.
- Move property line of 91 – and do a complete subdivision.
- Lincoln and Woodruff – subdivision – corner property. Wants to make site wider. City records indicate a one family but has physically been a two family since the 1950's. Wants to add 15 feet making 75 conforming to a 2 family home.
- Want to put a building on the vacant lot and would change the address to Woodruff.
- Seeking variance – 4 foot vegetative strip, deed right of way between properties. Works naturally with the flow of traffic. Moving driveway to conform with flood way line.
- Taking the garage down, putting 2 garages up. One garage will be used for equipment and storage making this a maintenance garage. This is one of the variances we are seeking – to be able to use equipment and storage for all properties.
- Parking is critical to us and will need to utilize this plan to keep at 100% parking availability.

- Another variance we are seeking: in an effort to make the property more attractive, in the front of building, gable and columns – 2 ft stoop into the required yard of 25 feet into yard – would consider it an architectural feature and is part of the whole picture to complete. Interpreting the code differently than the code officer. It is being added to make the false gable, less false.
- Yard requirements exceptions. Zoning is debating whether that is an architectural feature being added to make false gable appear false. 10 ft – now 9'x16' deep.
- At the advice of the County Planning Board, making the parking diagonal 24'-20'. Notes from county recommend diagonal less than 22ft and facilitates flow of traffic.
- Re-landscaping
- Property at 93 and garage will be torn down and construct a single new building.
- Currently looking at renovating 91 but may consider 2 family if too costly to renovate. (Same footprint). Looking at being energy efficient – there are some ways to get the energy demands they require but many not be able to.
- Public Hearing because of change in property line. Schedule for start to work on variances at zoning board. Can still move forwards with ZBA. Subdivision required public hearing at the same time SPR

A Public Hearing will be set for February 24th at 5:15.

Resolution: Recommend to have a Public Hearing – set for February 24, 2014.

A Public Hearing will be set for February 24th at 5:15.

Item #3 (4-4 ½ Salisbury) – (Anderson) (R2) – SPR

- Glen Anderson bought house 3 months ago, but had permission to start renovations before closing. Renovated 1 side and gutted the other side. Reverted back to single family. \$15,000 – 75 ft road frontage only has 36 feet. Has 2 curb cuts. Needs variance.
- House has 744 sq. ft per side. Needs to be at 750 sq. ft. converted 1 bedroom apartment into 2 Apartments – three bedrooms total (1 on side 1 and 2 on side 2)
There are 2 curb cuts – will need variance to use both curb cuts.
- Approve SPR contingent upon ZBA approval Make recommendations to ZBA to approve the SPR based on variance at ZBA – the square foot is less than required.
- Renovate vacant properties. Lot is smaller than what is required. Requires a variance. 12 foot in width area is fine lot coverage and green space is fine.
- Stacking in driveway, parking at each side yard and square footage being less than 750 foot.

A motion was made by Comm. Felix to approve project contingent upon ZBA approval of variances of car stacking on said property and 746 sq. ft vs. 750 sq. ft. and lot width. And both sides being used as a driveway. And Planning Commission is making the recommendation to ZBA to approve the variances being requested.

Motion by: Comm. Felix
Seconded by: Comm. McMahon

Ayes – 4
Nays – 0

Item #4 (1 South Ave) – (Bennedy) (R2) – SPR

1. Denise Bushnell indicated further research is needed to verify whether the property is historical. There is one more data base to investigate. There was an application to the State for historical purpose but has not confirmed whether it was deemed so.
2. There is also a concern brought to the commission from neighbors of the South Ave property which would indicate a public hearing for the best interest of the neighborhood and the City.
3. Mr. Bennyedy has indicated the purpose of the renovations is to have 14 rooms, 4 studio apartments, 1-1 bedroom apartment and 1-2 bedroom apartment in the building. It is currently occupied in the upstairs 2 bedroom apartment.
4. There are enough parking spots to meet codes.
5. Mr. Bennyedy has indicated his support to provide a place for those in need for Cortland County.
6. Comm. Felix indicated the drawings look incomplete.

The Planning Commission made the request to have the architect who prepared the drawing to appear at the next meeting to answer the questions they have. If he cannot attend, the Commission needs to see a complete, comprehensive drawing answering the all of the requirements requested from the meeting of 12/24/2013. There will be a Public Hearing regarding 1 South Ave set for Monday, February 24, 2014 at 5:30 pm. This will follow the first Public Hearing of 91, 93, 95 Lincoln Ave. Each Public Hearing will be given 15 minutes.

Minutes of December 23, 2013 approved as read:

Motion by: Comm. Felix
Seconded by: Comm. Bushnell

Ayes – 4
Nays – 0

Other Business:

- Historic, Planning consolidation – this proposal
- Other things to consider instead of the consolidation would be to have:
 - Further training for all commissions
 - Look at ways to make people aware of zoning and codes. Contract with realtors, tax office
 - Have the Downtown Business Association provide a welcome packet to new buyers or renters starting a new business in the city.
- There was concern about allowing business owners who do not live in the city to sit on boards and commissions.

Adjournment: (6:40 pm)

Motion by: Comm. Felix
Seconded by: Comm. Bushnell

Ayes – 4
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 January 27, 2014.**

JEFF GEBHARDT, CHAIRPERSON