



PLANNING COMMISSION
MINUTES
Special Meeting of March 11, 2014

A special meeting of the City of Cortland Planning Commission was held on Tuesday, March 11, 2014, at 5:00 PM in the Mayor’s Conference Room at City Hall, 25 Court Street, Cortland, NY.

PRESENT: Commissioners Jeff Gebhardt, Denise Bushnell, Joseph McMahon, Troy Beckwith, Jim Reeners, Chris Ryan (Chris Ryan arrived at 5:10)

ABSENT: Comm. Felix

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

Item # – 1 (22 ½ Main Street) – (Warren) – (GB) – Site Plan Review

Barry Warren and Mike Nieswender were present to discuss their application.

- First three spaces on first floor are commercial (Daily Grind, a tattoo shop and jewelry store) hard to rent to commercial on second floor without elevator. Cortland article encourages apartments on the second floor and they rent easily.
- Certificate of Occupancy changed from Commercial to Residential on 2nd floor. There are two existing one bedroom apartments. First apartment on third floor, second apartment on second floor. Sprinkler was not mandatory originally.
- There are future plans to add one more apartment for space not currently occupied. Not renting to any students.
- The stairs going up to third floor is used from outside door to the back parking lot
- Riser is above the ceiling.
- This building has a fire escape and is actually used as the main entrance for the third floor.
- Parking is not an issue.

Recommendation from Planning to have sprinkler done. Also, Planning would recommend a future plan overview for the third floor.

A motion was made by Comm. Beckwith to approve the application as presented.

Motion by: Comm. Beckwith

Seconded by: Comm. McMahon

Ayes – 5

Nays – 0

Adjournment: (5:15 pm)

Motion by: Comm. Reeners

Seconded by: Comm. Bushnell

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 FEBRUARY 24, 2014.

JEFF GEBHARDT, CHAIRPERSON