

PLANNING COMMISSION

MINUTES

Regular Meeting of May 27, 2014



A regular meeting of the City of Cortland Planning Commission was held on Tuesday, May 27, 2014, at 5:15 PM in the Mayor’s Conference Room at City Hall, 25 Court Street, Cortland, NY. (Meeting held on Tuesday instead of Monday due to the Memorial Day Holiday).

Present: Commissioners Jeff Gebhardt, Rafael Felix, Joseph McMahon, Jim Reeners, Chris Ryan, Denise Bushnell

Absent: Troy Beckwith

Staff Present: Deputy Fire Chief William Knickerbocker, Secretary to the Mayor Shellie Blaisdell

Item # – 20 Reynolds Ave – (Baccile) – (R2) – Site Plan Review – Putting additional crusher stone over exiting driveway.

This item was tabled from the April 28, 2014 meeting.

It is confirmed a three family, non-conforming property-asphalt not required. Looking to keep the driveway the way it is and will add gravel to it.

A motion was made by Comm. McMahon to approve the application as presented and with a recommendation to the ZBA to approve the Variance application.

Motion by: Comm. McMahon

Seconded by: Comm. Bushnell

Ayes – 5

Nays – 0

Item # – 2 – 41 Prospect Terrace/27 Stevenson Street – (EMI Group, LLC) Site Plan Review – (R1) Widening existing driveway, extend existing retaining wall

Paul Walsh presented his application of widening the existing traffic lane and parking area and to repair the degrading asphalt area. His application also requests an extension of the existing retaining wall.

A motion was made by Comm. Reeners to approve the application with the request to move the dumpster back to meet the front plane of the building and to eliminate spot “C”. Planning will also recommend to ZBA to approve the Variance Application.

Motion by: Comm. Reeners
Seconded by: Comm. Felix

Ayes – 5
Nays – 0

Item # – 3 – Elm Street – (NYSEG) – (GI) – Site Plan Review – Install a parkline steel building with acoustical wall system, relocating regulator system

The existing lot is owned by NYSEG. It is an identical plan to the Regulator System installed at Cortland hospital-everything will be the same. Replacing the below ground regulator with a more efficient above ground system. Planning is concerned about the chain link fence. The drawings presented show planting along the fence and it is confirmed it is part of the project.

A motion was made by Comm. Felix to approve the application as presented with a 10 foot set back and with the Eastern Red Cedars as shown in the drawing. Planning will recommend ZBA approval of the Variance Application.

Motion by: Comm. Felix
Seconded by: Comm. Reeners

Ayes – 5
Nays – 0

Item # – 4– 89 Tompkins Street – (Calabro) – Site Plan Review – Improve storm drainage to a drywell in the parking lot.

Representation by Mr. Taw. They are basically trying to improve the water management. The rain drains back, and in the winter, it produces ice in the parking lot. Engineers were consulted and agreed with the concept. They will work with the Civil Engineer on designing the drywell.

A motion was made by Comm. Bushnell to accept the application as presented.

Motion by: Comm. Bushnell
Seconded by: Comm. Ryan

Ayes – 4
Nays – 1 (Comm. Felix)

Item # – 5 – 50 Tompkins Street (Reeners) – (R4) – Site Plan Review – New sidewalks, parking lot resurface & extension, new steps to upper building. (Comm. Reeners recused)

Mr. Reeners presented his application which includes a secondary set of steps to the front door down to the parking area; extending the parking lot on the Westside with a 7 ft. vegetative strip; and add 2 ft. onto those spaces make parking spaces deeper. Also includes a new sidewalk to cover the man-made path which has been difficult to maintain.

A motion was made by Comm. Felix to recommend the application as presented with reducing the sidewalk from 5ft to 4ft on the S.E. section of the property.

Motion by: Comm. Felix
Seconded by: Comm. Beckwith

Ayes – 5
Nays – 0

Minutes: Minutes from April 28, 2014

A motion by Comm. McMahon was made to accept the minutes of April 28, 2014 and seconded by Comm. Felix with the changes noted.

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

Ayes – 5
Nays – 0

Adjournment: (6:16pm)

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

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 May 27, 2014.

JEFF GEBHARDT, CHAIRPERSON