

PLANNING COMMISSION

MINUTES



**Regular Meeting of July 3, 2014 (rescheduled from June 23, 2014)**

A regular meeting of the City of Cortland Planning Commission was held on Thursday, July 3, 2014, at 5:15 PM in the Mayor’s Conference Room at City Hall, 25 Court Street, Cortland, NY. (Meeting held on Thursday, July 3<sup>rd</sup> due to scheduling conflicts for a full quorum on June 23, 2014).

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

Absent: Troy Beckwith

Staff Present: Deputy Fire Chief William Knickerbocker, Zoning Officer Bob Rhea

**Item # 1 – Natrium/47 East Court Street – (Natrium/C&S) – (GB) – Site Plan Review – Construction of Warehouse.**

Mark Chambers with C&S presented application – indicated changes were made based on comments from prior meetings. There is heavy vegetation along some of the perimeter and will add additional to fill in any necessary openings/voids, the new drawings reflect that.

Required for six parking spaces-possible further discussion for any future development.

A discussion on where to put snow – there is a distance to put the snow and no structure will have any impact from that. A SEQR was completed by Comm. Gebhardt.

A motion was made by Comm. McMahon to declare a negative declaration and seconded by Comm. Felix.

Motion by: Comm. McMahon

Seconded by: Comm. Felix

Ayes – 5

Nays – 0

A motion was made by Comm. Reeners to approve the application as presented with the addition of six parking spaces and seconded by Comm. Felix.

Motion by: Comm. Reeners

Seconded by: Comm. Felix

Ayes – 6

Nays – 0

**Item # – 2 – 213 Tompkins Street – (Whitt) Site Plan Review – (GB) Conversion to one residential dwelling unit with three bedrooms.**

John DelVecchio – disclosed member of the Town of Cortlandville Planning Board. Attorney for Jim Whitt and presented SPR application information. Currently has a barber shop in the front and proposes renovation in rear of building for one apartment with three bedrooms. Proposing 6 parking spots and are peculiar in location because the parcel of the land is irregular shape and is difficult to fit the parking spots in an appropriate way. Proposed for student housing. There is very little yard. Discussion on parking determined hand drawing changes to meet the parking requirements to include a handicap space.

A motion was made by Comm. Felix to approve the application making the changes in 6 parking spaces and subject to code office making sure they meet the regulations.

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

Ayes – 6  
Nays – 0

**Item # – 3 – 58 East Court Street – (Romer) – (GI) – Site Plan Review – Expansion of driveway by 4 feet**

Mike Romer (owner of property) would like to make the driveway bigger toward the other house (owns other house) distance of finished driveway and the other property line is four feet. Crusher run will be used in the driveway.

A motion was made by Comm. Felix to approve the application as presented and seconded by Comm. McMahan.

Motion by:               Comm. Felix  
Seconded by:           Comm. McMahan

Ayes – 6  
Nays – 0

**Item # – 4– 14 Dunsmore Ave – (Ferro) – Site Plan Review – (GI) Auto repair shop and parts store**

Mr. Ferro and Irving Reynolds proposing from professional to motorcycle repair shop/parts dealer. Hours of operation is Tuesday – Saturday 10-6. Stated one neighbor expressed concern of the noise. State application resubmitted due to an error but is no problem. Parking / lot coverage. There is crusher run –getting used crusher run from the roadways and getting it in to tamp it down. Code is eventually looking for those surfaces to upgrade to getting some tar and compacting those screenings. The owner would need to make a decision with the renters. Possibly purchase the property in the future.

A motion was made by Comm. Reeners to accept the application as presented and seconded by Comm. Felix.

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

Ayes – 6  
Nays – 0

**Minutes: Minutes from May 27, 2014**

A motion by Comm. Bushnell was made to accept the minutes of May 27, 2014 and seconded by Comm. Ryan.

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

Ayes – 6  
Nays – 0

**Adjournment: (6:11pm)**

Motion by:           Comm.  
Seconded by:       Comm. Felix

Ayes – 6  
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 JULY 3, 2014.**

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**JEFF GEBHARDT, CHAIRPERSON**