



PLANNING COMMISSION
MINUTES
Regular Meeting of July 28, 2014

A regular meeting of the City of Cortland Planning Commission was held on Monday, July 28, 2014, at 5:15 PM in the Mayor’s Conference Room at City Hall, 25 Court Street, Cortland, NY.

Present: Commissioners Jeff Gebhardt, Joseph McMahon, Chris Ryan, Jim Reeners, Denise Bushnell, Troy Beckwith

Absent: Rafael Felix

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

Item # 1 – 179 Homer Ave – (Satalucia) – (GI) – Site Plan Review – Construction of Greenhouse

Mr. Satalucia explained he would like to build a greenhouse to grow herbs and spices to use at his restaurant. A drawing and photographs of an 8x16 foot greenhouse showing planters for beginning of plants, the greenhouse is accessible from the outside. This is a non-permanent structure-sits on the ground and will stay all year around. There will be lighting to show a nice presentation. Possibly use of solar panels or a battery pack for winter use. There was a suggestion to have a barrier to prevent cars getting to close or hitting it.

A motion was made by Comm. Reeners to approve the project as presented with a referral to the ZBA and was seconded by Comm. McMahon.

Motion by: Comm. Reeners
Seconded by: Comm. McMahon

Ayes – 6
Nays – 0

Item # – 2 – 13-15 Elm Street – (Bennedy) Site Plan Review – (R4) Drywell in parking lot

Mr. Bennedy was not present however the board felt they could act on the application without his presence. Deputy Fire Chief Bill Knickerbocker and Zoning Office Bob Rhea explained they would like install a drywell due to water issues. Comm. Reeners expressed concern he would like to request they have a catch basin with the drywell to allow for the runoff of gasoline and oils from vehicles in the driveway.

A motion was made by Comm. Beckwith to approve the application as presented with the installation of the drywell and was seconded by Comm. Bushnell.

Motion by: Comm. Beckwith
Seconded by: Comm. Bushnell

Ayes – 5
Nays – 1 (Comm. Reeners)

Item # – 3 – 115 Port Watson Street/Building #3 – (Crapo) – (GI) – Site Plan Review – To do auto repair and sales

Vincent and Jason are opening a basic repair shop and car sales-mostly internet- “Scotts Repair”-will be taking in cars to repair and get ready to sell, and will be making repairs for other car dealerships as well so there is a possibility the cars are will be unlicensed/unregistered. There are 20 parking spots – not looking for major traffic. Anything unrepairable will be brought to Contento’s for scrap. Anything unrepairable will either be inside the building or taken to Contento’s. There will be no modifications to the building other than changing a light (solar spot light) to an overhead door facing the dumpster area; it will not interfere with any residential homes.

A motion was made by Comm. Reeners to approve the application as presented and was seconded by Comm. Ryan.

Motion by: Comm. Reeners
Seconded by: Comm. Ryan

Ayes – 6
Nays – 0

Item # – 4– 120 Tompkins Street – (Starkwood, LLC) – Site Plan Review – (R1) Construction of Dental Office Building (Referral)

A review of this project from approximately 18 months ago-when it was previous approved. This is the same project with some minor changes. It is a smaller building with parking changes-driveway 18 ft – allows for 2-way traffic and the vegetation already exists. There is no proposed use for the existing building once moved to the new building. Grandfathered due to non-conforming single family residence; shows as 2 properties and is a county address. The easement is written into the deed. For better access, there is potential for a single driveway to cross over between the two properties.

The proposed drawing allows for parking in front and in back (employee parking in the back).

A motion was made by Comm. Reeners to approve the referral to the ZBA (Use Variance for use of Business) and was seconded by Comm. Bushnell.

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

Ayes – 6
Nays – 0

Minutes: Minutes from July 3, 2014

The approval of the minutes is tabled due to some board members having trouble opening the electronic file. The minutes of July 3, 2014 will be approved at the August 25, 2014 Planning Meeting.

Adjournment: (5:48pm)

Motion by: Comm. Bushnell

Seconded by: Comm. Reeners

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 28, 2014.

JEFF GEBHARDT, CHAIRPERSON