

PLANNING COMMISSION

MINUTES

Regular Meeting of August 25, 2014

A regular meeting of the City of Cortland Planning Commission was held on Monday, August 25, 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, Jim Reeners, Troy Beckwith,

Absent: Rafael Felix, Joe McMahon, Denise Bushnell

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

Item # 1 – 115 Port Watson Street/Building 2 – (Bushmich) – (GI) – Site Plan Review – Automotive Dismantling, repair and sale of parts through internet

Ruvim Bushmich presented his application stating it is an indoor dismantling shop, with no modifications to the existing structure. The vehicles will be brought in and 100% dismantled-parts will be marked and shelved and sold which requires a Special Use Permit. He will have a couple of vehicles for sale as well. If parts are not sold, the will be sent to a scrap yard. For lighting, there is one light on the front overhead door and is not reflective of surrounding properties. Parking-can accommodate several vehicles. Hours of operation is 8am-5 or 6pm Monday through Saturday. (Closed on Sunday).

A motion was made by Comm. Reeners to approve the application as presented with the stipulation to allow the vehicles arriving for dismantling have a limited time outside of the shop and seconded by Comm. Beckwith.

Motion by: Comm. Reeners
Seconded by: Comm. Beckwith

Ayes – 4
Nays – 0

Item # – 2 – 91 Lincoln Ave – (Reeners) Site Plan Review – (R2) Demolish/remove existing structure, driveways and walks / construct a two family home-new driveway and parking area for 6 vehicles

Ken Teeter was present and agreed with findings of Tim Buhl on of a flood plain analysis and the construction would have no significant net increase, no net change. The effect would be no different than what was there before.

Bruce Weber spoke concerns and disagrees with findings.

A motion was made by Comm. Beckwith to table the application due to Mr. Reeners requirement to recuse from the board and not having a quorum to vote on the application and was seconded by Comm. Ryan.

Motion by: Comm. Beckwith
Seconded by: Comm. Ryan

Ayes – 4
Nays – 0

Item # – 3 – 7 Woodruff Street – (Reeners) – (R2) – Review Site Elevation – only to review site elevation

A motion was made by Comm. Beckwith to table the application due to Mr. Reeners requirement to recuse from the board and not having a quorum to vote on the application and was seconded by Comm.

Motion by: Comm. Beckwith
Seconded by: Comm. Ryan

Ayes – 4
Nays – 0

Item # – 4– 166 Clinton Avenue – (Hage-Empire Management) – Site Plan Review – (BGB) new business of liquor store

A window will be going in, there is a change in the façade by taking out a blank panel.
A motion was made by Comm. Beckwith to approve the application with the stipulation to having windows match to existing and was seconded by Comm. Reeners.

Motion by: Comm. Beckwith
Seconded by: Comm. Reeners

Ayes – 4
Nays – 0

Item # – 5 – 77-79 Evergreen Street – (Giles/Mark Leonard) – Site Plan Review – (R1) Addition of porch

Mark Leonard is adding 2 feet onto the existing project. There is encroachment to the property line. It actually falls into place with other properties on the street.

A motion was made by Comm. Reeners to approve the application as presented and was seconded by Comm. Beckwith with a recommendation to the ZBA.

Motion by: Comm. Reeners
Seconded by: Comm. Beckwith

Ayes – 4
Nays – 0

Item # – 6 – 24 Charles Street – (Hartman) – Site Plan Review – (R4) Extension of roof over back stairs

A non-conforming lot. The roof is covering the steps-no more than what is already there to cover the steps and to make support posts making a handicap accessible for ramp. Concerns on the roof pitch, and not allowing for where the window meets the start of the roof.

A motion was made by Comm. Reeners to table the application until further material is available for review and was seconded by Comm. Ryan.

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

Ayes – 4
Nays – 0

Item # – 7 – 26 Grant Street – (Anderson) – Site Plan Review – (R3) Addition to back of house

A motion was made by Comm. Beckwith to table the application until further material is available for review and was seconded by Comm. Reeners.

Motion by: Comm. Beckwith
Seconded by: Comm. Reeners

Ayes – 4
Nays – 0

This item was tabled until September 22, 2014 meeting, applicant was not present.

Item # – 8 – 55 Clayton Avenue – (Bennedy) – Site Plan Review – (R1) Increase in parking lot

Property is a non-conforming lot (previously 3 unit, now 2 unit). The tenants are currently parking in front of the garage. There is parking for three and asking for parking for six. Applicant is at 75% of lot coverage with application.

The Commission expressed concerns about the lot coverage but understands the need for additional parking. There are controllable solutions with enforcement with the ample parking spaces available on the premises.

A motion was made by Comm. Beckwith to table application until better measurements and feasible solution is presented and was seconded by Comm. Reeners.

Motion by: Comm. Beckwith
Seconded by: Comm. Reeners

Ayes – 4
Nays – 0

Minutes: Minutes from July 3, 2014 and July 28, 2014

A motion was made by Comm. Reeners to approve the minutes of July 3, 2014 and was seconded by Comm. Ryan.

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

Ayes – 4
Nays – 0

A motion was made by Comm. Reeners to approve the minutes of July 28, 2014 and was seconded by Comm. Ryan.

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

Ayes – 4
Nays – 0

Adjournment: (5:48pm)

Motion by: Comm. Beckwith
Seconded by: Comm. Ryan

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 AUGUST 25, 2014.

JEFF GEBHARDT, CHAIRPERSON