

PLANNING COMMISSION

MINUTES

Regular Meeting of September 22, 2014

A regular meeting of the City of Cortland Planning Commission was held on Monday, September 22, 2014, at 5:15 PM in the Mayor’s Conference Room at City Hall, 25 Court Street, Cortland, NY.

Present: Commissioners Jeff Gebhardt, Jim Reeners, Troy Beckwith, Denise Bushnell, Raphael Felix, Joe McMahon

Absent: Comm. Chris Ryan

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

Item # 1 – A presentation by Adam Megivern with the Downtown Partnership on waste

A presentation was given by Adam Megivern regarding the waste management of the downtown corridor and are looking to take a unique approach to the blue bag system. Due to the issues facing downtown with overflowing dumpsters, more tenants living on the upper floors, illegal dumping and not having enclosed areas they are trying to put together a new waste management plan for Main Street by revising the dumpster codes, define some boundaries, and review the blue bag system. The Design Committee needs endorsement.

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 and flood way 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. Felix to approve the Site Plan Review Application as presented and was seconded by Comm. McMahon.

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

Ayes – 5
Nays – 1 (Comm. Beckwith)

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

It was determined this item does not require a Site Plan Review.

Item #4 – 26 Grant Street – (Anderson) – Site Plan Review – (R3) Addition to back of house

Adding an addition of living space 15x15, there will be a change in the façade. The pitch of the roof is at the limit.

A motion was made by Comm. Reeners to approve the Site Plan Review Application with no change in the footprint and was seconded by Comm. Ryan.

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

Ayes – 6
Nays – 0

Item #5 – 24 Charles Street – (Hartman) – (R4) – Extension of roof over back stairs

Bringing a match pitch with steel extension of 3 feet over concrete stairs to be flush with the edge and Maintaining a roof line.

A motion was made by Comm. Felix to approve the application of the extension over the back as presented and was seconded by Comm. Bushnell.

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

Ayes – 6
Nays – 0

Item #6 – 6-10 Riverview Avenue (Catholic Charities) – (R4) – Construction of new housing

Applicant is looking for a referral to the County Planning Commission and the Zoning Board of Appeals Commission. Applicant presented a 39 unit new housing project for Catholic Charities. It will consist of 36 single units and 3-2 bedroom units and will have handicap access. Due to nature of tenants looking to have 1 parking space per unit and will seek a variance for it. The side yard buffer is constraining nature of site and parking. There will also be a utility shed on the property. There are currently two houses and two pole barns structures on the property which will be taken down (Catholic Charities owns). There is a need for a re-subdivision and variances needed.

Item #7 – 117 Main Street – (Maynard) – (CB) – Mobile Concession Food Trailer

Applicant is looking to sell food from a mobile food trailer at the parking lot of 117 Main Street. Concerns of the traffic pattern in and out at Port Watson Street. Applicant indicated his working hours, his ability to get the NYS Health Dept. Permit.

A motion was made by Comm. Reeners to approve the application and was seconded by Comm. McMahon.

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

Ayes – 5
Nays – 1 (Comm. Felix)

Adjournment: (5:48pm)

Motion by: Comm. McMahon
Seconded by: Comm. Beckwith

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 SEPTEMBER 22, 2014.

JEFF GEBHARDT, CHAIRPERSON