

PLANNING COMMISSION

MINUTES

Regular Meeting of October 27, 2014

A regular meeting of the City of Cortland Planning Commission was held on Monday, October 27, 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, Denise Bushnell, Joe McMahon, Chris Ryan

Absent: Comm. Troy Beckwith, Raphael Felix

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

Changes to the order of the agenda

Item # 1 – 200 S. Main Street – (Annette Congdon) – R2 – Build Storage shed

Annette Congdon will be building a storage shed for lawn mower, tools and snow blower with a 12x 14 shed and will be building it from scratch-non-permanent. Located far enough from the property lines, four feet from property line. At least 16 feet from the end of the sidewalk to the fence-still giving the four feet needed.

Motion to approve the storage shed as presented by Comm. Bushnell and seconded by Comm. Ryan.

Motion By: Comm. Bushnell

Seconded By: Comm. Ryan

Approved: Ayes – 5
Nays – 0

Item #2 – 120-124 Tompkins Street (Starwood, LLC) – Use Variance (R1) – Proposed use as professional office

Tim Buhl – provided updates on the drawings- added directional arrows to the sheet flow-directing to the grass areas, roof drainage infiltrated through chambers in landscape areas, – front roof-discharged to front landscape area. Two wall mounted lights (Security lights) downcast. Also, 20% less run off.

Parking complies (23)-Zoning Board of Appeals granted all the variances at the last meeting.

Motion to approve the plan as presented by Comm. Bushnell and seconded by Comm. Reeners. For the record (Teeter) had no particular issues.

Motion By: Comm. Bushnell

Seconded By: Comm. Ryan

Approved: Ayes – 5
Nays – 0

Item #3 – 6-10 Riverview Avenue – (Jeff Taw/Catholic Charities) – Demolition and new construction of 39 unit multi-family to include a parking area, out-building and dumpster enclosure

(Area Variance – (R4)) Parking lot and side yard buffer strip

Mr. Taw-The Zoning Board of Appeals has approved all the variances at their last meeting.

Parking spaces from 78 to 42 Based on the expectation and demonstration of other similar units used by Catholic Charities it has shown to be significantly less than the norm. Side buffer strips from 20 feet to 12 on the west side and 7 feet on the east (the building butts up to the 12 on the west side and parking lot on the east side.

Easements for the driveway entrance on Riverview gets written into the deeds to both properties (two parcels to be conjoined).

SEQR Application was completed. A Motion to declare a negative declaration was made by Comm. McMahon and seconded by Comm. Reeners.

Storm Water Discharge Permit – to be taken care of by the DEC.

Motion By: Comm. McMahon

Seconded By: Comm. Reeners

Approved: Ayes – 5
Nays – 0

A Motion to approve a Re-Subdivision was made by Comm. McMahon and seconded by Comm. Ryan.

Motion By: Comm. McMahon

Seconded By: Comm. Ryan

Approved: Ayes – 5
Nays – 0

A Motion to approve the Site Plan Review as presented by Comm. Reeners recommending external lights on the west and north side ends of the building. The motion was seconded by Comm. Ryan.

Motion By: Comm. Reeners

Seconded By: Comm. Ryan

Approved: Ayes – 5
Nays – 0

Adjournment:

Motion by: Comm. McMahon

Seconded by: Comm. Beckwith

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 OCTOBER 27, 2014.

JEFF GEBHARDT, CHAIRPERSON