

PLANNING COMMISSION

MINUTES

Regular Meeting of November 24, 2014

A regular meeting of the City of Cortland Planning Commission was held on Monday, November 24, 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, Troy Beckwith

Absent: Comm. Raphael Felix

Staff Present: Zoning Officer Bob Rhea, Deputy Fire Chief William Knickerbocker (arrived at 5:33pm)

**Item # 1 – 126 Elm Street – (Gary Stauber) – GI – Build commercial storage facility**

Gary Stauber explained the project has been broken down into three phases. This is phase 2. Needed to complete phase 2 in allotted time of one year-had to reapply-with changes to a few things. Building space, drainage with Ken Teeter (access to back of building).

Concern from adjacent properties have been addressed. There are no neighbors out back. Ken Teeter didn’t think drainage was an issue however accommodations were made: sump pump, gutters, down spouts.

National Grid has a large right-of-way so the building is going in the center of the gravel area, parallel to the power line. There will be overhead doors-access into left end (due to National Grid). Mini units 5x15/10x15.

A Motion to approve the application as submitted for commercial storage facility as phase II at 126 Elm Street was made by Comm. Reeners and seconded by Comm. Ryan.

Motion By: Comm. Reeners

Seconded By: Comm. Ryan

Approved: Ayes – 6

Nays – 0

**\*Commissioner Bushnell arrived at 5:22pm**

**Item #2 – 22 Owego Street – (Troy Beckwith) – R2 – House renovations**

Troy Beckwith recused himself and presented the application. There is revised lot coverage and will maintain 4 foot vegetative strip along the south side. Chris Calabro addressed lighting (not on the proposal). Change in windows on façade. The lot coverage and green space is fine measuring just under 45%. Better to have enough parking.

A motion was made by Comm. Bushnell to approve the Site Plan Review Application as presented and was seconded by Comm. Reeners.

Motion by: Comm. Bushnell  
Seconded by: Comm. Reeners

Ayes – 5 (Comm. Beckwith recused)  
Nays – 0

Commissioner Beckwith is back in the quorum.

**Approval of the August 25, 2014**

A motion to accept the August 25, 2014 minutes was made by Comm. Ryan and seconded by Comm. Bushnell. Comm. McMahon abstained; he was not present for the August 25, 2014 meeting.

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

Ayes – 5 (Comm. McMahon Abstained)  
Nays – 0

**Approval of the September 22, 2014 minutes**

A motion to accept the September 22, 2014 minutes was made by Comm. McMahon with the amendment to include language and was seconded by Comm. Ryan.

Motion by: Comm. McMahon  
Seconded by: Comm. Ryan

Ayes – 6  
Nays – 0

**Adjournment: (5:48pm)**

Motion by: Comm. Beckwith  
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 NOVEMBER 24, 2014.**

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**JEFF GEBHARDT, CHAIRPERSON**