

PLANNING COMMISSION

MINUTES

Regular Meeting of March 23, 2015

A regular meeting of the City of Cortland Planning Commission was held on Monday, March 23, 2015, at 5:15 PM in the Mayor’s Conference Room at City Hall, 25 Court Street, Cortland, NY.

- Present: Commissioners Jeff Gebhardt, Jim Reeners, Joe McMahon, Chris Ryan, Rafael Felix, Troy Beckwith
- Absent: Comm. Denise Bushnell
- Staff Present: Zoning Officer Bob Rhea, Deputy Chief Bill Knickerbocker, Secretary Shellie Blaisdell

Item # 1 – 162 Homer Avenue – (Strudevant Signs) – GB – New ground business sign similar sign in same location

Applicant is looking to have new sign – there is a *suggestion* to have block enclosures – wood chips or green space to alert to the sign – or a box with a planter. The foundation – excavate foundation out to make one foundation instead of two as it is now. The concrete will be elevated.

A Motion to approve the application as submitted for a new ground sign was made by Comm. Felix and seconded by Comm. McMahon.

- Motion By: Comm. Felix
- Seconded By: Comm. McMahon

Approved: Ayes – 5
Nays – 0

Item #2 – 1 South Avenue – (Bennedy) – GB – Site Plan Review – Site Plan for rooming house previously approved

Ed Bennedy is re-applying for a Site Plan Review for a rooming house, the time has elapsed for the prior approved application. Everything is exactly the same, there are no changes. There has not been any work completed inside the building and the building is registered as vacant.

Comm. Felix indicated some of the SEQR questions are answered incorrectly and has asked they be changed. Also, it is noted that there were conditions that were stipulated with the prior approval and those conditions still need to be met before a Certificate of Occupancy is issued.

Established plantings in the buffer – there are no changes to the existing parking lot.

A motion was made by Comm. McMahon to accept the application as presented and previously approved with the same stipulations as previously approved. The motion was seconded by Comm. Beckwith.

Motion By: Comm. McMahon
Seconded By: Comm. Beckwith
Approved: Ayes – 3
Nays – 2 (Comm. Ryan and Comm. Felix)

Item #3 – Hillcrest Meadow Subdivision – (Stevens) – R1 – Preliminary plan submission – 13 lot subdivision

Strictly a preliminary introduction to the plan submission for a subdivision at Hillcrest Meadow with an informal sketch. The site is all within the city limits although right to the line. Drainage is questioned-the water has to cross Route 281 at some point. It is all new work – and will be interconnected.

There is no action, this is just an introduction to the project with comments.

Item #4 – 7 Woodruff Street, 91 Lincoln Avenue, 112 Groton Avenue – (Reeners) – R2 – Consolidation of three contiguous lots

Comm. Reeners recused himself for this agenda item indicating it is his project and is presenting the changes to the plans previously submitted. He indicated that nothing has been taken away and they have made improvements to make it more efficient.

Reason for consolidation is to erase boundaries between properties so they can maintain the property as a single lot, to move within the interior of the property and eliminate three of the driveways (leaving three driveways).

Areas in pavement or site plan to be paved will be returned to greenspace. Area showing green will be put into pavement. Calculations complicated but it is an even swap. There will be less blacktop marginally than it is now. Overnight parking not allowed in the floodway.

A motion was made by Comm. Felix to send the subdivision to the Cortland County Planning Board for their approval. The motion was seconded by Comm. McMahon.

Motion By: Comm. Felix
Seconded By: Comm. McMahon

Approved: Ayes – 4
Nays – 0
Recused – 1 (Comm. Reeners)

Approval of the February 23, 2015 Minutes

A motion to accept the February 23, 2015 minutes was made by Comm. McMahon and seconded by Comm. Felix.

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

Ayes – 5
Nays – 0

Adjournment:

Motion by: Comm. Felix
Seconded by: Comm. Ryan

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 MARCH 23, 2015.

JEFF GEBHARDT, CHAIRPERSON