

PLANNING COMMISSION

MINUTES



**Regular Meeting of April 27, 2015**

A regular meeting of the City of Cortland Planning Commission was held on Monday, April 27, 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, Denise Bushnell

Staff Present: Zoning Officer Bob Rhea, Deputy Chief Bill Knickerbocker, Secretary Shellie Blaisdell

**Item # 1 – 18-20 Owego Street – (Downing/Baranello) – R2 – Subdivision of land**

Applicant is requesting a subdivision – is purchasing 5 feet of property which will make it a conforming lot. (From 70 feet to 75 feet). It is in everyone’s benefit to improve the property and have it be conforming lot.

Comm. Ryan asked if a Public Hearing is required.

A Motion to approve the application as submitted by Comm. McMahon and seconded by Comm. Bushnell.

Motion By: Comm. McMahon

Seconded By: Comm. Bushnell

Approved: Ayes – 6

Nays – 0

**Item #2 – 79-81 Owego Street – (Cutia) – GB – Subdivision of land**

Applicant purchased vacant lot – and is combining the 2 properties to build a 16ftx16ft deck off the existing one (It would be in addition to) to be used as additional seating of customers in the summer. Both properties are GB (General Business). The applicant does not have any future expansion plans. A Building Permit will be issued pending the outcome of the Planning Decision.

A motion was made by Comm. Felix to accept the application as presented and seconded by Comm. Reeners.

Motion By: Comm. Felix

Seconded By: Comm. Reeners

Approved: Ayes – 6

Nays – 0

**Item #3 – 89 Tompkins Street – (Calabro/Taw) – R2 – Site Plan Review to replace existing open exit stairs**

Applicant will replace the existing open exit stairs. The open porch is exposed to weather causing a hazard and there are security issues. The replacement will have enclosed stairs within the existing footprint. (Not increasing the footprint). The landing with a door swing, has legal headroom for the door to basement. There is a lot of detailing because of the complexity. The second story porch is coming out and is just replacing the stairs. Existing lighting – at the exit door.

A motion was made by Comm. Bushnell to accept the application as presented and seconded by Comm. Ryan.

Motion By:           Comm. Bushnell  
Seconded By:       Comm. Ryan

Approved:           Ayes – 6  
                          Nays – 0

**Item #4 – 91 Lincoln Avenue – (Reeners) – R2 – Site Plan Review – Façade change only**

Comm. Reeners recused himself for this agenda item indicating it is his project and will present the application. There are no changes in the footprint-only a façade change.

It is open across the front; will move a portion – need to add steps to get to the required elevation of the floor bringing the sides out – does not want the steps exposed to the outside elements. There will be a single gable (make it look more like a “house”).

There will be a boiler room, laundry room and bedrooms upstairs with a window on the second floor.

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. Bushnell.

Motion By:           Comm. Felix  
Seconded By:       Comm. Bushnell

Approved:           Ayes – 5  
                          Nays – 0  
                          Recused – 1 (Comm. Reeners)

**Comm. Reeners has returned to active on the Board**

**Approval of the March 23, 2015 Minutes**

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

Motion by:               Comm. Reeners  
Seconded by:           Comm. Felix

Ayes – 6  
Nays – 0

**Adjournment:**

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

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 APRIL 27, 2015.**

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**JEFF GEBHARDT, CHAIRPERSON**