

PLANNING COMMISSION

MINUTES

Regular Meeting of May 26, 2015

A regular meeting of the City of Cortland Planning Commission was held on Tuesday, May 26, 2015, at 5:15 PM in the Mayor's Conference Room at City Hall, 25 Court Street, Cortland, NY. (Originally scheduled for May 25, 2015 but was changed due to the holiday)

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

Public Hearing #1 – Subdivision/Consolidation of 7 Woodruff Street, 91 Lincoln Avenue and 112 Groton Avenue.

Comments:

Jim Reeners- No new information. Site plan is as is, all Commissioners got the information via email. Will be a single lot with multiple buildings (1 ten unit, a 2 unit and 3rd is under construction). The idea is to change the traffic pattern and improve parking for the buildings. The goal is to move the traffic pattern off Lincoln Ave by eliminating 3 of the 6 driveways.

Bruce Weber- He is the mortgage holder of the home at 92 Lincoln Ave. Has concerns on how the buildings are zoned, and zoning regulations. 112 Groton Ave is zoned a GB, 7 Woodruff is zoned R2, and 91 Lincoln is zoned R2. Questions, which one is an accessory to 112 Groton Ave., and which one is Principle use? He is in violation and a use variance is required. Expansion of a GB into a R2 is not allowed and is a violation. There are multiple use and area variances that are needed for this to go through. Wants to keep the lots separate so it doesn't look like a huge apartment complex.

Sofia Weber- 92 Lincoln Ave., she opposes this project.

Carol Weber- 92 Lincoln Ave., she opposes this project.

Tyler Coakley- 92 Lincoln Ave., He opposes this project.

Ann Doyle- She resides on Lincoln Ave. Mr. Reeners does a wonderful job with his properties and they always look nice and are well taken care of. He is always watching out for what is going on with in the apartments. She thinks it will be an improvement for the neighborhood. The kids are good and don't bother her.

A motion was made to close the public hearing.

Motion by: Comm. Felix
Seconded by: Comm. Beckwith

Approved: Ayes – 5
Nays - 0

Public Hearing #2 – Subdivision/Consolidation of 26 and 28 Hickory Park Road

No one was present to speak. A motion was made to close the public hearing.

Motion by: Comm. Felix
Seconded by: Comm. Beckwith

Approved by: Ayes – 5
Nays - 0

Item # 1 – 143-147 Madison Street – (Magi/Bidwell) – SPR (R1)

- *Install a dumpster for tenants*

Applicant is requesting approval of installation of dumpsters. It is in everyone’s benefit to improve the property and have it be a conforming lot. There are 17 tenants living in the area and on garbage day there are a lot of bags sitting out. It will look better and be more organized. It will be fenced and enclosed. They will start out with 2 dumpsters and add more if needed.

A motion was made to approve as presented

Motion By: Comm. Reeners
Seconded By: Comm. Ryan

Approved: Ayes – 5
Nays – 0

Comm. Reeners recused himself to present his application and abstain from voting for the next agenda item of 26-28 Hickory Park Road subdivision/consolidation. It was requested to do Item #3 before Item #2.

Item #3 – 26-28 Hickory Park Road – (Reeners) – R1 – Subdivision/Consolidation

Item #3 is moved up in the agenda.

Due to the shape of these lots, it makes it hard to build a new home. A retired couple is requesting a larger square area home, one level with garage. This is an issue because of the size of the lots. The couple is requesting to join the lots so they can build what they need without all the variances requested.

A motion was made.

Motion By: Comm. Felix
Seconded By: Comm. Beckwith

Approved: Ayes – 4
Nays – 0

Comm. Reeners recused himself to present his application and abstain from voting for the next agenda item of 7 Woodruff Street, 91 Lincoln Avenue and 112 Groton Avenue subdivision/consolidation.

Item #2 – 7 Woodruff Street, 91 Lincoln Avenue and 112 Groton Avenue. (Reeners)

- *Subdivision/Consolidation of land*

Jim Reeners presented that there are currently 6 driveways. He would like to close off 3 driveways due to poor vision. He plans on putting up a 6 foot privacy fence and filling in area that is not being used with grass. He plans to repave to make it higher to help reduce flooding and will make it handicap accessible. He will recurb the areas around the site and replace the sidewalks. Traffic will flow from Lincoln Ave to Groton Ave. There will be diagonal parking to make sure traffic flows the way it should. There are buffers in place. Greenspace is increasing due to the 3 less driveways. Zoning lines will not change. Originally there were 3-4 lots available on the Groton Ave side. Woodruff was already consolidated into the property before Jim purchased the property. Snow will be stored on the property. There are surveillance cameras on all properties and there will be an access code to enter the garbage area. The R2 will stay R2 and the GB will stay GB. The buildings are not the same size or color so they would not look like a huge apartment complex.

Chairperson Gebhardt explained that he has spoken with the City attorney and got clarification on the Planning Board’s rights and Jim being able to present his project. He is in support of whatever the board decides.

Bob Rhea – Answered questions regarding the City Code and where this application stands within the Code. Everything seems to be within the guidelines of the City Code. Jim has addressed all the issues that have come forth. There is less of a safety issue to have the proposed driveway configuration with traffic going one way.

Commissioner Ryan asked the neighbors what their concerns are. They don’t like the fact that it looks like an apartment complex and it is now turning into a college area when it used to be residential.

A motion was made by Comm. Felix to approve the consolidation for 7 Woodruff Street, 91 Lincoln Avenue and 112 Groton Avenue application to include 5 Woodruff Street if documentation requires that.

Motion By: Comm. Felix
Seconded By: Comm. Ryan

Approved: Ayes – 4
Nays – 0

A motion was made by Comm. Felix to add an agenda item to include a Site Plan Review changes of 7 Woodruff Street, 91 Lincoln Avenue and 112 Groton Avenue consolidation.

Motion By: Comm. Felix
Seconded By: Comm. Ryan

Approved: Ayes – 4
Nays – 0

A motion was made by Comm. Felix to approve the Site Plan Review Application as presented (SD-2 Drawing).

Motion By: Comm. Felix
Seconded By: Comm. Ryan

Approved: Ayes – 4
Nays – 0

A SEQR was done for the Site Plan Review with a negative declaration.

A motion to accept the April 27, 2015 minutes was made.

Motion by: Comm. Bushnell
Seconded by: Comm. Beckwith

Ayes – 5
Nays – 0

A motion to accept the May 11, 2015 minutes was made.

Motion by: Comm. Felix
Seconded by: Comm. Beckwith

Ayes – 5
Nays – 0

Adjournment:

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

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 MAY 26, 2015.

JEFF GEBHARDT, CHAIRPERSON