



PLANNING COMMISSION

MINUTES

Meeting of June 22, 2015 Public Hearing

A regular meeting of the City of Cortland Planning Commission was held on Monday, June 22, 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, Denise Bushnell, Rafael Felix
Absent: Commissioner Troy Beckwith
Staff Present: Zoning Officer Bob Rhea, Deputy Chief Bill Knickerbocker, Secretary Shellie Blaisdell

Chairperson Commissioner Jeff Gebhardt called the meeting to order at 5:15 pm

Item # 1 – 94 Tompkins Street – (Babjack) – R2 – SPR

There was no one present to speak for this public hearing. A motion to close the public hearing was made

Motion By: Comm. McMahon
Seconded By: Comm. Beckwith

Approved: Ayes – 5
Nays – 0

A Site Plan Review was already approved through the ZBA for the deck. The applicant would like to discuss the fence. There are two parts to the fence. There is a split rail fence on the James street side. He would like to raise it to 72in for 24ft where it currently ends. Then do a 3ft for 24ft to match the taller portion. The other fence is on the Tompkins street side. It would run 42ft from the sidewalk to the house and 16ft to the garage with the walkway. This is a corner lot so both sections are front yard. Both sides of the fence will be finished and looking nice and lattice will be placed under the deck.

A Motion to approve the application as previously submitted was made

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

Approved: Ayes – 5
Nays – 0

Item #2 – Riverview Apartment Project - (Catholic Charities/Taw) – (R4)

The applicant was approved previously for a Site Plan Review but time ran out on the application. He is now requesting an extension on the permit. He asked for 3months but it is suggested to approve 6 month extension. They now have the approval for the funding that was holding them up on the project.

Motion By: Comm. Reeners
Seconded By: Comm. McMahon

Approved: Ayes – 5
 Nays – 0

Jeff Taw added that he received a letter from HCR requesting a list of things that need to be demonstrated. One of the things is that the Planning Commission was declared the lead agency in the SEQR review. In the minutes of October 27, 2014 it states that the Planning Commission determined that the project would have a Negative Declaration on the SEQR Review but doesn't say that they had been declared the lead agency in the SEQR Review. He is requesting a letter or to amend the minutes from October 27, 2014. Comm. Reeners stated that the Planning Commission's intent was to be the Lead Agency in the Riverview Avenue Project of a 39 unit, multifamily to include parking, outbuilding, and dumpster closure, as passed at the October 27, 2014 Planning Commission meeting.

A Motion to approve the request was made

Motioned by: Comm. Reeners
Seconded by: Comm. Felix

Ayes – 5
Nays – 0

Comm. Gebhardt added he received a letter from Mary Kay from the ZBA Commission. She is requesting a joint meeting with both Commissions (Planning and ZBA) for extra training in some current matters and how it is interpreted. Possibly have someone out of the regional area come in and meet with them on a Monday either the 1st or 3rd of the month. All Commissioners agree to the meeting.

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 JUNE 22, 2015.

JEFF GEBHARDT, CHAIRPERSON