



**PLANNING COMMISSION
MINUTES
Regular Meeting of October 26, 2015**

A regular meeting of the City of Cortland Planning Commission was held on Monday, October 26, 2015, at 5:15 PM in the Mayor’s Conference Room at City Hall, 25 Court Street, Cortland, NY.

- Present: Commissioners Jeff Gebhardt, Joe McMahon, Chris Ryan, Rafael Felix, Denise Bushnell
- Absent: Commissioners Jim Reeners, Troy Beckwith
- Staff Present: Deputy Fire Chief William Knickerbocker, Zoning Officer Bob Rhea, Conf. Secretary to the Mayor Devon Rainbow

Item # 1 – -41 Elm Street- (Round House Mill) – Site Plan Review- (G1/R2)

Bob Rhea and Chief Bill Knickerbocker explained that both the ZBA and the County Planning recommended that the buffer (separation) and buffer (fence or vegetation) be formalized to divide the new construction of feed silos (G1) and the R4. Brian Babcock and Duffy Griffin were present for questions. They are flexible as to what the buffer is going to be. The issue complicating the type of buffer is the fact that the adjacent property has a house built right on the property line. A future expansion would not impose on residents. They do not anticipate an increase in noise, dust, or lighting with adding the new storage bins. The project scope is the increase of product storage capacity and the grinding of corn and feed on site. There are a few options available for a buffer. It was suggested that the Commission table the buffer issue. The commission then asked the Zoning Officer and applicant to contact the owners of the adjacent property about their preferences for a buffer, then have the applicant come back to the board to present it at a later date. The concerns presented by the County were addressed and there are no issues at this time. The Commission addressed traffic and storm water concerns.

A Short Environmental Assessment Form was completed, and the result was a negative declaration.

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

Approved: Ayes – 4
Nays – 0

Motion to approve the concrete pad and table Buffer

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

Approved: Ayes – 4
Nays – 0

Item #2 – – 73 Pomeroy- (Gabriel) – Site Plan Review- (R2)

Bob Rhea and Chief Bill Knickerbocker explained that the applicant wants to replace the front porch. The current porch is in a deteriorated condition and needs replacement. The second and third floor part of the porch has already been removed, as they were unsafe. Approx. 80% of the construction is already completed. The windows and siding are up, he just needs to do the roof and railings.

Applicant was not present at the meeting. This item was tabled.

A motion to table this item to the next regular meeting.

Motioned by: Comm. Felix
Seconded by: Comm. Bushnell

Approved: Ayes – 4
 Nays – 0

Approval of Minutes:

A motion was made to accept the July 27, 2015 minutes by Comm. Ryan and seconded by Comm. McMahon

A motion was made to accept the August 24, 2015 minutes by Comm. Felix and seconded by Comm. Bushnell

A motion was made to accept the September 28, 2015 minutes by Comm. McMahon and seconded by Comm. Felix

Adjournment:

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

Ayes – 4
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 SEPTEMBER 28, 2015.

JEFF GEBHARDT, CHAIRPERSON