



**PLANNING COMMISSION
MINUTES
Regular Meeting of November 23, 2015**

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

Present: Commissioners Joe McMahon, Chris Ryan, Rafael Felix, Denise Bushnell, Jim Reeners

Absent: Commissioners Jeff Gebhardt, Troy Beckwith

Staff Present: Zoning Officer Bob Rhea, Conf. Secretary to the Mayor Devon Rainbow

Item # 1 – 13 Lincoln Ave - (Zeches) – Site Plan Review - (R2)

- *Replace Existing Garage*

Applicant explained that he would like to replace his garage. It will be at the same location with same diameter and foot print. He would like to replace the current 2 doors with a 1 door overhead entrance. He would like to replace the concrete pad with a new one. Jim Reeners expressed that the new pad would have to move 4 feet as the code requires it to be 4 feet from property line.

A motion was made to approve with the stipulation he keeps the garage 4ft from the property line on the south and east side.

Motion By: Comm. McMahon

Seconded By: Comm. Reeners

Approved: Ayes – 4
Nays – 0

Item #2 - 134 Homer Ave - (CRMC) – Site Plan Review – (PO)

- *Installation of MRI unit at West Main Dock Replacing Trailered Rental Unit*

Applicant explained that they would like to install a MRI unit at the West Main Dock to replace the trailered rental unit they currently use. It will be located at the dock on West Main side. There will be no change in the lot coverage because the structure is on existing asphalt area. The structure is single story, 660 square feet, 12 ft. from West Main St. The addition will match the current brick that is being used. They will be replacing the stairs that are currently there and filling in the curb cut with greenery and replacing the sidewalk. The chiller for the MRI unit was originally going to go on the side yard. It was asked if they could put it on the current roof of the hospital to help with the appearance. May need an area variance if it doesn’t go on the roof. A request was made for the original 5 year plan from the previous meeting.

A motion was made to approve the application contingent on the granting of a variance and the chiller goes up on the roof.

Motioned by: Comm. Reeners

Seconded by: Comm. Ryan

Approved: Ayes – 4
Nays – 0

Item # 3 – 73 Pomeroy - (Gabriel) – Site Plan Review - (R2)

- *Replacing front porch*

Applicant explained that he had to start work on the property due to safety concerns. He got the approval from Deputy Chief Knickerbocker regarding the windows that are temporarily being used. Next summer he plans on putting new siding on the house and wrapping windows. He is not changing the footprint of the house.

A motion was made to approve the application

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

Approved: Ayes – 4
Nays – 0

Item #4 – Riverview Apartments (Taw) – Site Plan Review - (R4)

- 25 ft. setback for cooling tower
- Parking configuration for 40 spaces

Applicant explained that they were originally approved for 42 parking places but after reviewing construction plans they will only have room for 40 spaces. This needs to go to the ZBA for a variance. There is no issue with the shed because it is being moved outside of the buffer and at least 4 ft. from all property lines. If requested, the cooling tower can be placed on the side of the building instead of the back of the building. The cooling tower is 9ft. tall with a 6ft. tall fence.

A motion was made to approve contingent on obtaining the proper variances for reduced parking and placement of the cooling tower.

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

Approved: Ayes – 4
Nays – 0

Approval of Minutes:

A motion was made to accept the June 22, 2015 minutes by Comm. Ryan and seconded by Comm. Reeners

A motion was made to accept the October 26, 2015 minutes by Comm. Felix and seconded by Comm. Bushnell

Adjournment:

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

Ayes – 4
Nays – 0

**I, RAFAEL FELIX, CO-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 NOVEMBER 23, 2015.**

RAFAEL FELIX, CO-CHAIRPERSON