



**PLANNING COMMISSION
MINUTES
Regular Meeting of December 28, 2015**

A regular meeting of the City of Cortland Planning Commission was held on Monday, December 28, 2015, at 5:15 PM in the Mayor’s Conference Room at City Hall, 25 Court Street, Cortland, NY.

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

Item #1 – 115 Port Watson Building 5 - (Bustimich) – Site Plan Review - (GI)

- *Relocating business from one location to another*
- *Address outside vehicle parking/storage*

The applicant would like to move his already permitted indoor dismantling from building #2 to building #5. He would also like to be allowed to store vehicles awaiting to be dismantled in a fenced area between building #5 and #4. There is a 6 foot fence with a gate. He currently dismantles 3-4 vehicles a month. The applicant also needs to be allowed to park vehicles that are unregistered that are undergoing repair and/or awaiting paperwork to be parked outdoors in front of the building. There are some natural barriers in the area. The new building has heat and a sprinkler system.

The fenced area should have a roof to be considered a building to store vehicles. The vehicles that will be stored outside are operable, just waiting for paperwork, repairs, and then going to be sold. Since the vehicles are going to be sold, it creates a different situation. It’s suggested he be referred to ZBA for a Special Use Permit for accessory use as motor vehicle sales.

A motion was made to approve contingent on ZBA special use permit.

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

Approved: Ayes – 4
Nays – 0

Item #2 – 8 Snyder Drive – (Cutler) – Re- Subdivision – (R1)

- *Moving lot line*

A motion to open the public hearing was made by Commissioner Felix and seconded by Commissioner Beckwith.

No one was present to speak for the public hearing.

A motion to close the public hearing was made by Commissioner Beckwith and seconded by Commissioner Felix.

David Alexander was present to represent the owner. The owners are transferring ownership of a section of 10 Snyder to 8 Snyder to eliminate an encroachment of the garage on 8 Snyder Dr. As a result, the 8 Snyder garage and the 10 Snyder house will still be less than the required 7 feet from the side property lines. This requires area variances for both properties for side yards.

A motion was made to approve as presented
Amended by Comm. Reeners - With the necessary variances needed from ZBA.

Motioned by: Comm. Felix
Seconded by: Comm. Beckwith

Approved: Ayes – 4
Nays – 0

Item #3 – 4 Monroe Heights – (Pace) – Site Plan Review – (R4)

- Demolition/Reconstruction

Keith Pace was present to talk about the application. Comm. Reeners wishes to recuse himself from the voting but would like to be part of the discussion. Keith would like to replace the building that is currently on the lot with a 3 story wood frame building with 6 3-bedroom dwelling units. The new building will be wider to the north and will need some variances from ZBA.

Comm. Reeners – By raising the building, any previous grandfathering will be gone. The lot coverage is only 58% when 75% is the maximum. The lot is only 61 feet wide, requirement is 105 feet wide so it is 45% narrower. There are currently a few lots that do not meet the width requirement. It's great to have a new building, however is it possible to have 2 story rather than 3? There is concern with the parking, driveway (only 12 feet wide), traffic pattern, and storage of trash. It's possible that the Stormwater management may need to be altered to help with the parking issue.

Everyone is in favor to revisit this application once the necessary variances are granted.

A motion was made to table the application until after they see the ZBA.

Motion by: Comm. Felix
Seconded by: Comm. McMahon

Approved: Ayes – 4
Nays – 0

Approval of Minutes:

A motion was made to accept the May 26, 2015 minutes as amended by Comm. Felix and seconded by Comm. McMahon

A motion was made to accept the November 23, 2015 minutes as amended by Comm. McMahon and seconded by Comm. Reeners.

Adjournment:

Motion by: Comm. Reeners
Seconded by: Comm. McMahon

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 DECEMBER 28, 2015.

JEFF GEBHARDT, CHAIRPERSON