



**PLANNING COMMISSION
MINUTES
Regular Meeting of April 25, 2016**

A regular meeting of the City of Cortland Planning Commission was held on Monday, April 25, 2016, at 5:15 PM in the Mayor’s Conference Room at City Hall, 25 Court Street, Cortland, NY.

Present: Commissioners Jeff Gebhardt, Rafael Felix, Jim Reeners, Jim Wavle
Excused: Commissioners Joe McMahon, Troy Beckwith, Chris Ryan
Staff Present: Zoning Officer Bob Rhea, Corporation Counsel Ric VanDonsel, Confidential Secretary Devon Rainbow

Chair Jeff Gebhardt entertained a motion to add an agenda Item #3 for 145-147 Clinton Ave. There was a concern that the members have had little time to review the application and it was decided to add it as a discussion only at this point.

Motion By: Comm. Reeners
Seconded By: Comm. Felix
Approved: Ayes – 4
Nays – 0

Item #1 – 119 1/2 Pendleton St - (Contento) – Site Plan Review - (GB)

- *Demolition of old building, Construction of a new building*

Jerry Contento was present to discuss the application. The building will be used for recycling materials that will be separated into different products onto trucks to be sent elsewhere. There is no variance or coverage regulation. Everything done in the new building will be done inside, with trucks pulling up to the side. There will be a roof off one end of the building where the trucks will go in to be loaded. There are no floor drains in the building and the entire property is fenced in. Other operations will remain the same; but it will be more efficient with the new building.

Commissioners agree to accept the SEQR that was done by the Environmental Lawyer that declared no negative impact found.

A motion was made to approve the application as is.

Motion By: Comm. Reeners
Seconded By: Comm. Felix
Approved: Ayes – 4
Nays – 0

Item #2 – 4 Monroe Heights – (Pace) – Site Plan Review – (R4)

- *Demolition of old building, Construction of a new building*

The application has been brought to ZBA and then kicked back to Planning. There was no representative of Monroe Heights. There are some questions and concerns still from the members.

A motion was made to table the application until next meeting.

Motion By: Comm. Felix
Seconded By: Comm. Wavle

Approved: Ayes – 4
 Nays – 0

Item #3 – 145-147 Clinton Ave – (DSK Realty) - Discussion

- *Demolition of old building, Construction of new building*

Jeff Hammond was present for the discussion on an application by DSK Realty on tearing down an existing structure at 145-147 Clinton Street and proceeding to build a new one. Current restaurant is in business occupying the building under a lease. This application was received on the 31st under the assumption that it had already been seen by the ZEO and was discovered at a later date that it had not been seen by the ZEO and had not been to the County Planning for approval.

Starbucks approached the applicant about leasing the building. A 2000 square foot facility for them will be built upon demolition of the old building. Instead of parking in the existing lot, there will be a drive-thru. Starbucks has not told what kind of architecture they would like, but likely will be brick or stone facing. The applicant tried to contact the owner of the building next door that is going out of business for purchase but has not been successful getting in contact with anyone. The applicant feels the new building will help make the area look nicer.

The Commissioners had questions regarding the placement of the new building and spacing in the drive-thru. It was suggested that the building be moved back a little away from the road. There was concern regarding the placement of the dumpster because of the required buffer. It was suggested to move it forward a few feet. There was discussion on the height of the signage in the front of the building. The required parking spaces is being met. There is concern about the type of lighting that will be going up with the residential houses in back of the property. It was discussed the possibility of adding a second exit for the drive through.

Comm. Felix made a motion to close the discussion on 145-147 Clinton Ave. and add as item # 4 as a Site Plan Review to be voted on. Seconded by Comm. Reeners.

Approved: Ayes – 4
 Nays – 0

Item #4 – 145-147 Clinton Ave – (DSK Realty) – Site Plan Review – (GB)

- *Demolition of old building, Construction of new building*

A motion was made to accept the application contingent on receiving the necessary variances from ZBA and the applicant comes back to the Planning Commission with new drawings regarding signage, landscaping, lighting, snow storage, and verification on the storm water control.

Motion By: Comm. Reeners
Seconded By: Comm. Wavle

Approved: Ayes – 4
Nays – 0

New/Old Business

It was discussed the possibility of changing the dates of the Planning Commission meetings to try to make it easier on applicants; to not have to wait months to begin projects.

Approval of Minutes:

A motion was made to accept the March 28, 2016 minutes as amended by Comm. Felix and seconded by Comm. Reeners.

Approved: Ayes – 4
Nays – 0

Adjournment:

Motion By: Comm. Felix
Seconded By: Comm. Wavle

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 APRIL 25, 2016.

JEFF GEBHARDT, CHAIRPERSON