



**PLANNING COMMISSION
MINUTES
Regular Meeting of September 26, 2016**

A regular meeting of the City of Cortland Planning Commission was held on Monday, September 26, 2016, at 5:15 PM in the Mayor’s Conference Room at City Hall, 25 Court Street, Cortland, NY.

Present: Commissioners Jeff Gebhardt, Jim Wavle, Chris Ryan, Joe McMahon, Jim Reeners, and Rafael Felix,

Absent: Commissioner Troy Beckwith

Staff Present: Zoning Officer Bob Rhea, Deputy Fire Chief Bill Knickerbocker, Confidential Secretary Devon Rainbow

Chairman Jeff Gebhardt asked for a motion to add agenda item number 4.

Motion By: Comm. Felix
Second By: Comm. McMahon

Approved: Ayes – 5
Nays – 0

Item #1 – 16 Owego St. – (Barden) – Site Plan Review – (R2)

- Parking plan

James, Mr. Barden’s architect, was present to speak on behalf of the application. He explained the conditions and situations of the property. They revised the drawings to show the 4 permeable parking spaces built over recycled plastic grids, which would pull/keep the soil together, bear the weight of the vehicles and stop it from becoming impermeable. There will be 4 parking spots 10’ x 17’. There was a question of how the cars would be backing out of the parking lot. It was explained the cars would do a K point turn, and he showed the radius of the turns on a diagram. There was further discussion regarding the parking and turning around of the vehicles. James offered to increase the depth of the parking space to give more room at the tail end. There was discussion of the 100.45 foot shared driveway, where snow removal would be kept, and requirements of buffers. Due to the number of years being vacant, the property has to comply with current regulations.

Comm. Ryan requested to see revised drawings to show the parking spaces moved 4 feet closer to the house and a 10 foot driving lane.

A motion was made to table this item until the next meeting and new drawings/plans for parking are requested.

Motion By: Comm. Ryan
Seconded By: Comm. McMahon

Approved: Ayes – 4
Nays – 0
Abstention – 1 (Comm. Reeners)

Item #2 – 28 Samson St. – (Lumley) – Public Hearing on Subdivision – (R2)

➤ *Division of lot*

Public hearing opened at 5:49pm.

Mr. Lumley was present to speak. He explained he is hoping to subdivide the lot. Figure 2 shows 28 Samson previously was two lots, and he desires to have it back that way. He wants to change it back to the two lots for long term financing. Figure 1, the survey map, shows the old property line. Lumley is looking for the proposed line to be in the ballpark of that previously existing line. However, one lot would be a bit smaller. Comm. Reeners explained because the street line would be 50ft, Mr. Lumley would only be able to build one family homes in the future. Mr. Lumley also presented Figure 3, where he might request to combine lot 28 with 32. He asked if he could put a two person family there. Comm. Reeners said they didn't know the square footage, but he was sure it would be over 75ft, where he would not run into an issue. It was noted that in order to complete the subdivision, the survey has to be filed in the County Courthouse.

A motion was made to approve the application contingent on at least 50ft of frontage on the property.

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

Approved: Ayes – 5
Nays – 0

Item #3 – 43 – 45 Groton Ave. – (Maynard) – Site Plan Review – (GB)

➤ *Vending on Private Property*

Natalie Potter was present to speak on behalf of Mr. Maynard. Ms. Potter explained the food truck used to be located at the Cortland Diner, but with concerns from surrounding business owners, they decided to relocate and focus on a spot on Tompkins Street. However, that was not proving to be the location that would work for them. They are looking for foot traffic. Ms. Potter said they are wanting to relocate to Groton Ave, at The Wash Tub. Their hours of operation would be Wednesday 5pm to 3am and Thursday through Sunday 11am to 3am. John Jackson, the owner of The Wash Tub, has given his permission to Pig Vicious to park their food truck in his parking lot. There was discussion regarding other established businesses paying school and property taxes. There was conversation on how the food truck would be parked and the lighting around it. A woman who was present, commented that this food truck is an asset to the City, they have great food, and office mates of hers have come from Ithaca and Trumansburg to enjoy the food. Bob Rhea questioned the parking spaces behind the truck, it was

explained by Ms. Potter they park their personal vehicle behind there. There was further discussion of where the truck could be parked. If they parked parallel to the wall, that would be best for parked cars and foot traffic.

A motion was made to approve the application with the truck parked parallel to the wall and the hours of operation Wednesday 5PM-3AM, Thursday – Sunday 11AM-3AM.

Motion By: Comm. Felix
Seconded By: Comm. Reeners

Approved: Ayes – 5
Nays – 0

Item #4 – 59 Pomeroy St. – (Cortland Child Care Cntr) – Site Plan Review – (SD)

➤ Replacing Roof

Cortland Child Care Center looking to replace existing architectural shingled roof with a matte finished metal roof. It was explained it would be a matte finish and would not reflect any light. A neighbor was present to voice concern regarding the sound of the rain on the metal roof. Comm. Reeners explained there is a layer of insulation that would allow the tin to vibrate to help with the sound.

The new metal roof will be placed over what is currently there. It will be Matte finish with the color of Dark Red/Burgundy.

A motion was made to approve the application with the Matte finish.

Motion By: Comm. Felix
Seconded By: Comm. Reeners

Approved: Ayes – 5
Nays – 0

Approval of Minutes:

A motion was made to accept the August 22, 2016 minutes as presented by Comm. McMahon and seconded by Comm. Ryan.

Approved: Ayes – 5
Nays – 0

Adjournment:

Motion By: Comm. McMahon
Seconded By: Comm. Ryan

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 SEPTEMBER 26, 2016.

JEFF GEBHARDT, CHAIRPERSON