



P
lanning Commission
City of Cortland

January

Regular Meeting of
22, 2020

A regular meeting of the City of Cortland Planning Commission was held on Wednesday, January 22, 2020 at 5:15 PM in the Mayor’s Conference Room at City Hall, 25 Court Street, Cortland, NY.

Present: Commissioners Jim Reeners, Jim Wavle, Joe McMahon, Christopher Peppel, Elliott Ayika

Absent: Commissioners Jeff Gebhardt, Chris Ryan, Zoning Officer Bob Rhea

Staff: Confidential Secretary Devon Rainbow

Item #1 – Elect Chair

Motion to nominate Joe McMahon as Chair for Planning Commission.

Motioned by: Comm. Reeners

Seconded by: Comm. Wavle

Approved: Ayes – 4
Nays – 0

Item #2 – Elect Vice-Chair

Motion to nominate Jim Reeners as Vice-Chair for Planning Commission.

Motioned by: Comm. Wavle

Seconded by: Comm. Ayika

Approved: Ayes – 4
Nays – 0

Item #3 – Appoint Devon Rainbow as the Secretary for the Planning Commission

Motion to appoint Devon Rainbow as the Secretary for the Planning Commission.

Motioned by: Comm. Peppel

Seconded by: Comm. Ayika

Approved: Ayes – 4
Nays – 0

Item #4 – 34 West Main St. (Guthrie Cortland) – Site Plan Review – (PO)

- New Cancer Center

Jennifer Yardom is the new President of Guthrie Cortland Medical Center. Mark Webster, previous President recently retired had a vision for a new cancer center that would allow patients to stay close to home. He had applied for CON with the State, that did require modifications be sent to them, however, they did receive approval pending architectural rendering which has been resubmitted and is still pending final approval. They went to County Planning back in December. There was a neighborhood meeting held in November for feedback regarding the new Cancer Center.

Bob Seigart who is the architect for the project stated they received a letter from NYS Historic Preservation Office (SHPO) that stated zero impact. They would like to begin construction this spring.

Commissioner Jim Reeners suggested a condition granting the City a no fee easement over the entire right of way giving them 24 hour access to sewer, water and utilities. Guthrie Cortland members have met with Chris Bistocchi and discussed the City being able to access the utilities. Guthrie Cortland has hired an attorney Mike Schaffer who will look into the easements. They have over the required number of parking spots. The Infusion station currently holds 7 but is going to hold 10.

Commissioner Joe McMahon read the recommendations from Planning. The Cancer Center hours are going to be 8am to 5pm, Monday through Friday. Guthrie has consulted with the Fire Department regarding space needed to enter/exit the building. All the lighting is LED. There are easements to surrounding neighbors. There were 11-12 parcels that sit vacant that were taken from the City (VanHuesen/Main), it would be their intention in the future to expand on those parcels. Storm Water Management guidelines have been met. Scott Steve, Chair of the ZBA, stated the Planning Commission needs to approve fully with recommendations to the ZBA.

Motion to accept as presented with the condition of meeting all the recommendations cited by the County Planning, items 1-10, at the December 18, 2019 meeting.

Motioned by: Comm. Reeners
Seconded by: Comm. Peppel

Approved: Ayes – 4
Nays – 0

Planning Commission reviewed SEQR short form questions.

Motion to declare negative impact.

Motioned by: Comm. Wavle
Seconded by: Comm. Ayika

Approved: Ayes – 4
Nays – 0

Motion to approve site plan as presented with SEQR negative impact and conditions spelled out by the County.

Motioned by: Comm. Reeners

Seconded by: Comm. Ayika

Approved: Ayes – 4
Nays – 0

Item #5 – 31 River St. (Bushmich) – Site Plan Review – (GI)

- Motor Vehicle Service with Sales as accessory use

Ruvim Bushmich was present stating that he wants to purchase property to work on vehicles and sell vehicles.

Property needs to become conforming due to vacancy. The Board is requesting more information regarding details on material, corral, fence, measurements, lighting, and traffic pattern.

Motion to table until February meeting.

Motioned by: Comm. McMahon
Seconded by: Comm. Peppel

Approved: Ayes – 4
Nays – 0

Item #6 – 81-83-85 Main St. (Pace) – Site Plan Review – (CB)

- Demo and new Construction
- Rental on top floors, business on ground floor

There is no parking and no lighting therefore this needs to go to Historic Commission. It is commercial on bottom, rental on top (2nd – 4th floors).

Motion to approve as presented with condition of all Historical Commission approval.

Motioned by: Comm. Reeners
Seconded by: Comm. Wavle

Approved: Ayes – 4
Nays – 0

Old/New Business

Mayor has asked for suggestions on how to stop projects coming to the Board for approval after the work has been done. One suggestion is training for Realtors and property owners.

Minutes

December minutes approved as amended.

Motioned by: Comm. Peppel
Seconded by: Comm. Wavle

Ayes – 4

Nays – 0

Adjourn

Motioned by: Comm. Peppel

Seconded by: Comm. Ayika

Ayes – 4

Nays – 0

I, JOE MCMAHON, CHAIRMAN 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, HELD ON JANUARY 22, 2020.

JOE MCMAHON, CHAIRMAN