



## Planning Commission City of Cortland

### Minutes of Regular Meeting of February 28, 2022

A regular meeting of the City of Cortland Planning Commission was held on Monday, February 28, 2022 at 5:15pm in the Council Chambers, 25 Court Street, top floor.

Present: Commissioners, Joe McMahon, Jim Reeners, Jim Wavle, Brenden McGovern Chris Peppel and Elliott Ayika

Excused: Chris Ryan

Staff: Confidential Secretary Joanne Sweeney, code-Roy Everett

Meeting was opened at 5:16, Chair Joe McMahon

#### **Item #1 Election of Chair-Motion made nominating Joe McMahon**

Motion by: Comm. Jim Reeners  
Second by: Comm. Jim Wavle  
All were in favor.

#### **Item #2: Election of Vice Chair-Motion made nominating Jim Reeners.**

Motion by: Comm. Jim Wavle  
Second by: Comm. Brenden McGovern.  
All were in favor.

#### **Item# 3 Appointment of Joanne Sweeney as Secretary.**

Motion by: Comm. Jim Reeners  
Second by: Comm. Chris Peppel  
All were in favor.

#### **Item #4 17-19 Clayton Avenue-Calabro Apartments LLC-Site improvements**

Spoke persons for Calabro Apts-J Lincoln Swedrock-BME Associates, Troy Beckwith, Owner-Chris Calabro spoke.

- Located on .22 acres, Multi unit-R-4 zoning
- Site plan improvements includes:
  - Paving and striping
  - Installation of new water service and storm drain system
  - Relocation of rear entry slab-on-grade for studio apt entrance
  - Fencing on south side and timber guard rails on north side
  - Manage drainage
  - Push parking back and add green space (need 17 parking space)
  - Add landscaping and light plan with existing and/or proposed site lighting
- Questions and discussion as to specifics details
- Chair McMahon read the SEQRA -Environmental Assessment Short Form

A motion was made to accept the negative declaration of impact relating to the Short Assessment Form

Motioned by Comm. Chris Peppel  
Second by Comm. Elliot Ayika  
All were in favor.

A motion was made to accept the site plan improvement plan.

Motion by Comm. Jim Reeners  
Second by Comm. Brenden McGovern

**Item #5 160 Clinton Avenue-Salt City Development, LLC-Subdivision**

Attorney for proposed buyers Moxy Properties, LLC -Fran Casullo and Paul Suits of Moxy Properties, LLC spoke.

- Subdivide of the back building on the Riverside Plaza
  - Proposed parcel area 2.37 acres
  - This is a portion of Salt City Development C LLC parcel at 160 Clinton Avenue
- Discussions of concern with regards to necessary right of ways for egress and thru traffic. Per Casullo, necessary easements or right of ways for vehicular access were in the purchase offer. That could be a condition of any approval given that there is proper access. Also discussion regarding having all the required parking spaces that are needed for the type of business that will be there. Any other condition of accepting.
- Chair Joe McMahan read the SEQRA Environmental Assessment Short Form

A motion was made to accept the negative declaration of impact relating to the Short Assessment Form.

Motioned by Comm. Chris Peppel  
Second by Comm. Elliott Ayika  
All were in favor.

A motion was made to accept the subdivision conditioned upon the Commission receiving verification of proper easements/right of ways for vehicular access to parcel from the common right of way. In addition, verification of adequate parking per city code.

Motion by Comm. Jim Reeners  
Second by Comm. Jim Wavle  
All were in favor.

**12 Pearl Street – Gregory**

Original Application of 07/14/21 for subdivision parcel adjacent to rear of Pearl, was permitted and owners had year to act on it. Determined there was no need to act but to confirm that after 07/14/22 the owners will have to reapply.

**New Business:**

Comm. Reeners addressed a concern because of a recent situation that arose. Under the old Code Section regarding Site Plan Review: Purpose (300-130), planning was the only Board/no other body was tasked with reviewing issues of “Public Interest” as it impacted the health, safety and general welfare of the city. In the new Code that section/statement does not exist. Need to consider a dialogue with the Common Council to reinstate that section. With a recent proposed industrial move by a industry in the City with concern regarding potential toxic emissions-it never came before Planning because there is nothing in the new code to address these situations regarding the Health and Welfare of the City. Need to give this some thought and we will place it on the agenda next month under Old Business.

Motion to adjourn the meeting:

Motion by: Comm. Brendan McGovern

Second by: Comm. Elliot Ayika

**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 DECEMBER 27, 2021.**

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**JOE MCMAHON, CHAIRMAN**