



Planning Commission City of Cortland

Regular Meeting of April 26, 2021

A regular meeting of the City of Cortland Planning Commission was held on Monday, April 26, 2021 at 5:15 PM via Zoom Video Conference. Meeting ID **923-566-4700**

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

Staff: Devon Rainbow, Mike Tenkate Interim Director of Code Enforcement, ZEO Bob Rhea

Item #1 – 160 Clinton Ave. (Site Plan Review) – (GB-2)

Tent Sales of Fireworks

Alex Mutzabaugh was present to speak. Keystone Novelties are looking to erect a temporary 20'x40' tent for the retail sale of NY State legal sparklers and novelties from June 25, 2021 – July 5, 2021. The tent will be placed in the same area as in previous years. It will be secured.

A motion was made to approve the application as proposed.

Motioned by: Comm. Ryan

Seconded by: Comm. Peppel

Ayes – 5

Nays – 0

Item #2 – 206 Tompkins St. (Site Plan Review) – (GB-2)

Tent Sales of Fireworks

This is a new proposed site in addition to the site on Clinton Ave. Keystone Novelties are looking to erect a temporary 20'x40' tent for the retail sale of NY State legal sparklers and novelties from June 25, 2021 – July 5, 2021. The garage/car shop owner has agreed to move his vehicles for easier access for traffic to the tent.

A motion was made to approve the application as proposed.

Motioned by: Comm. Reeners

Seconded by: Comm. Peppel

Ayes – 5

Nays – 0

Item #3 -31 River St. (Special Use Permit/Site Plan Review) – (GI)

Mr. Wallace was present for the meeting. He has a nursery on the site to sell sand, gravel, mulch, top soil, sheds, everything you would need for outdoor gardening. He has premade 8ft bunkers to separate

the products and keep them contained to an area. There are no concerns from DEC regarding the mulch and run off. There will be a cover for the top soil so that rain cannot enter.

It was requested that the area be lit up and secured so no one can enter the property after operating hours. If the applicant moves the bunkers inward towards the center of the property about 20ft, he would not need a variance.

A motion was made to approve the Special Use application.

Motioned by: Comm. Wavle

Seconded by: Comm. Ayika

Ayes – 5

Nays – 0

A motion was made to approve the Site Plan application with obtaining the required Variances from ZBA and move bunkers inward 20ft.

Motioned by: Comm. Reeners

Seconded by: Comm. Wavle

Ayes – 5

Nays – 0

Old/New Business

Commissioner Reeners asked about the solar farm going up on Locust Ave. ZEO Bob Rhea explained they are still waiting on Cortlandville to meet and approve or deny.

Minutes:

Motioned by: Comm. Peppel

Seconded by: Comm. Ayika

Ayes – 5

Nays – 0

Adjourn

Motioned by: Comm. Reeners

Seconded by: Comm. Ayika

Ayes – 5

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 APRIL 26, 2021.

JOE MCMAHON, CHAIRMAN