



The City of Cortland  
Planning Commission  
**May 23, 2022**  
City Hall, 25 Court Street

The meeting was called to order at 5:17 p.m.

The following members of the Planning Commission were recorded present:

Joe McMahon  
Jim Reeners, Vice Chair  
Brendan McGovern  
Chris Peppel  
Chris Ryan

The following members were recorded absent:

Elliott Ayika  
Jim Wavle

**Agenda Item No. 1: Special Use Permit – 160 Clinton Ave. (Keystone Novelties)**

Motioned by: Mr. Peppel  
Seconded by: Mr. Renners  
Approved: Ayes 5 Nays 0

**Agenda Item No. 2: Site Plan Review – 40-44 Rickard St. (NY Sterling Management, Inc.)**

Motioned by: Mr. McGovern  
Seconded by: Mr. Peppel  
Approved: Ayes 5 Nays 0

**Agenda Item No. 3: Special Use Permit – 185 Main St. (Buffalo Solar Solutions)**

Motioned by: Mr. Reeners  
Seconded by: Mr. Ryan  
Discussion: Kelli Wilson spoke and answered questions on behalf of the applicant, Buffalo Solar Solutions. The panels will use no-retention batteries and will be fixed panels. It is a SEQR Type II action which does not require additional review. The applicant expects the solar panels to be installed by the end of July and be operational in mid-September.

Approved: Ayes 5 Nays 0

**Agenda Item No. 4: Site Plan Review – 162 Tompkins St. (Collyer)**

A motion was made and approved to table Agenda Item No. 4 pending submission of a site plan.

Motioned by: Mr. McGovern

Seconded by: Mr. Ryan

Approved: Ayes 7 Nays 0

The minutes of the February 28, 2022 Planning Commission meeting was approved 5-0 on motion of Mr. McGovern and seconded by Mr. Ryan.

The meeting was adjourned on motion of Mr. McGovern, seconded by Reeners and approved 5-0.

**I, ANDREW T. JEWETT, CITY CLERK FOR THE CITY OF CORTLAND, NEW YORK, DO HEREBY CERTIFY THAT THE ABOVE MINUTES OF THE MAY 23, 2022 MEETING OF THE PLANNING COMMISSION WERE APPROVED BY THE COMMISSION ON JUNE 27, 2022.**

---

**ANDREW T. JEWETT, CITY CLERK**

---

**JOSEPH MCMAHON, CHAIRPERSON  
PLANNING COMMISSION**