



Planning Commission City of Cortland Regular Meeting of June 28, 2021

A regular meeting of the City of Cortland Planning Commission was held on Monday, June 28, 2021 at 5:15 PM via Zoom Video Conference. Meeting ID **923-566-4700**

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

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

Item #1 – 138 S Main St. (Site Plan Review) Salvation Army – (CB)

- Storage shed to back parking lot

No one was present to speak on this. They wish to add a new storage shed to the back parking lot. The shed is 8'x12'.

A motion was made to accept as presented.

Motioned by: Comm. Reeners

Seconded by: Comm. Elliott

Ayes – 6

Nays – 0

Item #2 – 220-226 Port Watson St. (Site Plan Review) Byrne Dairy – (GB-2)

- Preliminary site plan review

Chris Brunelle was present to speak on half of Byrne Dairy. The land locked parcel that will be the location of the dumpster for the store is trying to be rezoned. Four fuel pumps, with eight fueling stations. Two curb cuts, with one being on the river, and one on public works. Chris Brunelle has gotten approval from DOT. Dumpster is enclosed. Ten foot buffers, with 18 trees surrounding the property. One free standing sign, and one sign on the building. 12 foot light with LED bulbs. Possible adjust pedestrian walkway to make safer. Rezoning of small parcel-consolidate to three parcels.

A motion was made to recommend to Common Council of the rezoning of the R-2 parcel at this location.

Motioned by: Comm. Reeners

Seconded by: Comm. Wavle

Ayes – 6

Nays – 0

Item #3 – 107-109 Homer Ave. (Site Plan Review) – Pierce (PO)

- Seasonal Snack Bar

Andrew Pierce was present to speak. Ice cream, hot dogs, and hot sausages to be sold. Land owner supports idea. Location of snack bar is on floodway/flood plain. The building is a caboose, welded onto tracks placed on top of a concrete platform. DEC denied because of location being on floodway/flood plain. This is not considered as a food truck.

A motion was made to approve site plan contingent on a positive recommendation from County Planning and satisfying all DEC recommendations.

Motioned by: Comm. McGovern

Seconded by: Comm. Ryan

Ayes – 6

Nays – 0

Item #4 – 15 Pleasant St. (Site Plan Review) - Cortland Apts. (R-1)

- Façade change of door, windows and siding

Chris Calabro and Troy Beckwith were present to speak. Change will help with foot traffic of the students.

A motion was made to approve site plan as presented.

Motioned by: Comm. Reeners

Seconded by: Comm. Peppel

Ayes – 6

Nays – 0

Item #5 – 32 Miller St. (Site Plan Review) – Gillette Skirt Factory (GB-2)

- Multi-unit residential structure

Brian Byrnes from C&S and Chris Calabro were present to speak. The purpose of this project is to restore a historic building. The project is being guided by the NYS office of Historic Preservation. There will be twenty residential units and office space for the owner. SEQR was done and submitted. Improving sidewalks, ADA compliance, bicycle parking, thirteen bays, and six parking spots for tenants, all being private. Demolition of 159 and 161 Miller St will take place to help with parking.

A motion was made to recommend an area variance to the ZBA.

Motioned by: Comm. Reeners

Seconded by: Comm. Wavle

Ayes – 6

Nays – 0

Item #6 – 20 Kennedy Pkwy. (Site Plan Review) – Armideo (R4)

- Additional parking

Joe Armideo was present to speak. He wishes to add five parking spots. He has plenty of green space.

A motion was made to approve site plan as presented.

Motioned by: Comm. Wavle

Seconded by: Comm. Ryan

Ayes – 6

Nays – 0

Item #7 – 16 Court St. (Site Plan Review) – Cortland Beer (CB)

- Food Trailer on-site

John Saraceno was present to speak. He would like to place a 16’x8’ food trailer on the East side of the front lot. This will serve as an accessory use to business all year-round. Food trailer would run left to right with seven feet of space between garbage and trailer.

A motion was made to approve site plan as presented.

Motioned by: Comm. Peppel

Seconded by: Comm. Reeners

Ayes – 6

Nays – 0

Old/New Business

The board will meet in person next month.

Minutes of May 24, 2021:

Motioned by: Comm. Ryan

Seconded by: Comm. McGovern

Ayes – 6

Nays – 0

Adjourn

Motioned by: Comm. Wavle

Seconded by: Comm. Ayika

Ayes – 6

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 JUNE 28, 2021.

JOE MCMAHON, CHAIRMAN