



Planning Commission City of Cortland Regular Meeting of August 23, 2021

A regular meeting of the City of Cortland Planning Commission was held on Monday, August 23, 2021 at 5:15 PM in Council Chambers, 25 Court St. top floor.

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

Staff: Confidential Secretary Devon Rainbow, Interim Director of Code Enforcement Roy Everett, ZEO Bob Rhea

Item #1 – 220-226 Port Watson St. (Site Plan Review) Byrne Dairy – (GB-2)

➤ Site review and variance recommendation

Tony Parker – lives at 21 East Ave, there is no need for another gas station, there is a mini mart already in the area, traffic concerns with the light.

John Eves – Byrne Dairy was just built in Homer and there are a ton of issues with it.

Larry Knickerbocker – submitted a letter regarding his concerns on behalf of the Bill Bros.

Christine Brown – lives at 41 Kellogg Rd and there are flooding concerns along with environmental concerns with the river. This will increase the traffic in the area.

Allison Boniwitz – lives at 43 Kellogg Rd, she has concerns for the future of Bill Bros along with environmental concerns and the increase in traffic.

Lorraine – this will cause a huge increase in traffic when there is already a concern.

Tom Michales – 8th ward councilperson, has had many calls regarding the project. Most of the concerns are for flooding in the area, pedestrians walking, (especially children going to school) with the increase in traffic.

Erik Sears – owner of Bill Bros, this will put his business under, they are not community friendly.

Ken Smith – lives at 18 Dawn Dr., concerned with traffic increase.

A motion was made to close the public hearing.

Motioned by: Comm. Peppel

Seconded by: Comm. Wavle

Ayes – 5

Nays – 0

A motion was made to accept the traffic study that was submitted and approve the application contingent on receiving the area variance needed from the ZBA.

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

Ayes – 5
Nays – 0

The board reviewed the SEQR and declared the Planning Board as lead agency with a negative declaration. A motion was made to approve the SEQR.

Motioned by: Comm. Reeners
Seconded by: Comm. Ayika

Ayes – 5
Nays – 0

Item #2 – 159 & 161 Homer Ave. (Subdivision) – Gillette Skirt Factory (GB-2)

- Move lot line

Troy Beckwith was present for the meeting, he explained that they are merging 2 residential properties (159 & 161) into one.

A motion was made to approve.

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

Ayes – 5
Nays – 0

Item #3 – 198 Central Ave. (Subdivision) – Thomas (R-2)

- Move lot line

Just moving the lot line. A piece of land was sold to the neighbor. The purchaser will have to come back to consolidate the land into one.

A motion was made to approve.

Motioned by: Comm. Elliott
Seconded by: Comm. Wavle

Ayes – 5
Nays – 0

Item #4 – 13 Groton Ave. (Café Tables) – Firecrest (CB)

- 2 tables and 4 chairs

There is 4ft of sidewalk that is required by the City to remain open.

A motion was made to approve.

Motioned by: Comm. McMahon

Seconded by: Comm. Ayika

Ayes – 5

Nays – 0

Old/New Business

New/Old Business

- PSA approval for digital billboard at 208 Tompkins St.
The Board suggest that the Common Council address what goes up for advertisements.
- Code Change (300-10) Recommendation, above ground gas tanks -E&V Energy
The Board does not recommend changing the local law in regards to the tanks. There are too many concerns regarding safety and esthetics.
- Code Change Recommendation, proposed corrections/change – Zoning Officer
The Board approves and recommends these changes.
- Code Change Recommendation to Common Council, Air B&B's.
The Board recommend that the City does not allow these due to lack of regulations.

Minutes of July 28, 2021

Motioned by: Comm. Reeners

Seconded by: Comm. Peppel

Ayes – 5

Nays – 0

Adjourn

Motioned by: Comm. Ayika

Seconded by: Comm. Reeners

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 AUGUST 23, 2021.

JOE MCMAHON, CHAIRMAN