



## Planning Commission City of Cortland Regular Meeting of September 27, 2021

A regular meeting of the City of Cortland Planning Commission was held on Monday, September 27, 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 – 44 Clayton Ave. (Pace) – Site Plan Review – R-1**

- Driveway expansion

The property will not require a variance. This is a single family residence rental property. They do not have a special use permit.

No one was present to speak. The board decided to table the item until the next meeting.

Motioned by: Comm. Ryan

Seconded by: Comm. Ayika

Ayes – 7

Nays – 0

### **Item #2 – 213 Tompkins St. (Whitt) – Site Plan Review – GB-2**

- Addition of 2nd floor

Nick Whitt was present for the meeting. He explained that he plans to change the current flat roof of the building to a slope. He would like to add 2<sup>nd</sup> floor usage after doing this. He has plenty of parking spots. The foot print will not change.

A motion was made to approve with the new parking plan paved lot with lined spots 9'x 18'.

Motioned by: Comm. McGovern

Seconded by: Comm. Peppel

Ayes – 7

Nays – 0

A motion was made to table items 3-5 at the applicant's request.

Motioned by: Comm. Ryan

Seconded by: Comm. Wavle

Ayes – 7  
Nays – 0

**Item #3 – 52 Prospect Terrace (Armideo) – Site Plan Review – R-1**

- Parking lot expansion

**Item #4 – 15 Graham Ave. (Armideo) – Site Plan Review – R-1**

- Parking lot expansion

**Item #5 – 99 Tompkins St. (Armideo) – Site Plan Review – R-2**

- Parking lot expansion

**Item #6 – 24-26 Port Watson (CRT) – Special Use Permit – CB**

- Digital Sign

They would like to put a double sided digital sign in front of the theater. The will follow the NYS DOT standards. This will replace the existing sign on the building. It will only be used to advertise shows and events linked to the theater.

A motion was made to approve.

Motioned by: Comm. Ryan  
Seconded by: Comm. Ayika

Ayes – 7  
Nays – 0

**Item #7 – 159-161 Homer Ave (Calabro) – Special Use Permit – GB-2**

- Ancillary Parking

Chris Calabro was present for the meeting. The parking area is on a different parcel than the main building.

A motion was made to approve.

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

Ayes – 7  
Nays – 0

**Item #8 – 21 Rosewood Ave (Gamel) – Subdivision -R-1**

- Consolidate adjacent land strip

No one was present for the meeting. Bob explained that a piece of land was purchased and will be consolidated into 21 Rosewood. It was not a right of way.

A motion was made to approve.

Motioned by: Comm. Reeners  
Seconded by: Comm. Ryan

Ayes – 7  
Nays – 0

**Item #9 – 43 East Ave (Comfort) – Subdivision – R-4**

- Subdivide parcel

No one was present for the meeting. Bob explained that the owners are selling land and splitting the lot. It will make 2 conforming lots. One lot will be 75 square feet and the other will be 64 square feet.

A motion was made to approve the application.

Motioned by: Comm. Peppel  
Seconded by: Comm. McGovern

Ayes – 7  
Nays – 0

**New/Old Business**

- Consider Code Changes recommended by Zoning officer.  
The board reviewed and approved the suggested changes to go to Council for final approval.
- Code Change request (Pierce)  
Andrew Pierce explained that he has a No Rise analyst certificate from the DEC. The City's Zoning guidelines are stricter than FEMA and DEC guidelines. The board recommends the Common Council to reevaluate the Code regulations. They should follow their guidelines.
- Elimination of Floodway Overlay District allowed uses. This results in a recommendation and is sent to County Planning for GML review.

**Minutes of August 23, 2021**

Motioned by: Comm. Ryan  
Seconded by: Comm. Peppel

Ayes – 7  
Nays – 0

**Adjourn**

Motioned by: Comm. McGovern  
Seconded by: Comm. Peppel

Ayes – 7

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 SEPTEMBER 27, 2021.**

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**JOE MCMAHON, CHAIRMAN**