



CITY OF CORTLAND

PLANNING COMMISSION

OCTOBER 24, 2022

25 COURT STREET, CORTLAND NY 13045

MINUTES

The meeting was called to order at 5:25 p.m.

The following members of the Planning Commission were recorded present:

Joe McMahon, Chairman
Jim Reeners, Vice Chairman
Brendan McGovern (arrived at 5:26 pm)
Chris Ryan
Jim Wavle

The following members were recorded absent:

Elliott Ayika
Chris Poppel

Agenda Item No. 1: 51 Port Watson Street (Cortland Housing Authority) - Site Plan Review (R-1)

A public hearing was opened at 5:16 p.m. on Agenda Item No. 1 relating to parking expansion into the front yard. The project engineer spoke on behalf of the applicant and explained the proposal to install six parking spaces to accommodate temporary parking for drop off and visitors. The Zoning Officer stated that the project was determined to be Type II SEQRA action. The public hearing was closed at 5:25 p.m.

A motion was made to approve the site plan review subject to the condition that the applicant be approved for a variance for non-conforming parking from the Zoning Board of Appeals.

Motioned by: Mr. Reeners
Seconded by: Mr. Ryan
Approved: Ayes - 4
Nays - 0

Planning Commission member McGovern arrived at 5:26 p.m.

Agenda Item No. 2 30 River Street (River St. Holding) – Site Plan Review (GB-2)

A public hearing was opened at 5:26 p.m. on Agenda Item No. 2 relating to proposed construction of senior housing. Project representatives detailed the proposed construction of a 53-unit senior housing facility on the 3 ¼ acre lot. A variance will be sought to allow one parking space per unit rather than the required two spaces per unit, and for the setback distance from the road. Project sponsors are applying for state funding which requires site plan approval.

Nick Kline and other neighboring property owners spoke expressing concern about resident eligibility and whether units would be leased to non-senior residents, or whether non-seniors would be allowed to reside in units leased to seniors. Shawna Grinnell, Executive Director of the Cortland Housing Assistance Council stated that the state funding for the project is contingent on residents being age 62 years of age and older.

The public hearing was closed at 5:49 p.m.

No action was taken on the matter. The project is on the County Planning Board agenda next month. Additional specifications about the lighting plan was requested by the Planning Commission.

Agenda Item No. 3 154-156 Clinton Ave (Suits) – Site Plan Review (GB-1)

A public hearing was opened at 5:50 p.m. on Agenda Item No. 3 relating to lighting. Paul Suits, Jr. explained his intent to refurbish existing lighting structures with no substantial changes. Non-operable lighting will be repaired and made functioning. The lighting is not expected to impact neighbors. It was noted that this project was determined to be Type II SEQRA action. The public hearing was closed at 5:55 p.m.

A motion was made to approve the site plan without conditions.

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

The minutes of the September 26, 2022 Planning Commission meeting were approved on motion of Mr. Ryan, seconded by Mr. Wavle and approved Ayes 5 – Nays 0.

The meeting was adjourned at 5:58 p.m. on motion of Mr. Wavle and approved Ayes 5 – Nays 0.

I, ANDREW T. JEWETT, CITY CLERK FOR THE CITY OF CORTLAND, NEW YORK, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT RECORD OF THE MOTIONS AND PROCEEDINGS OF A REGULARLY SCHEDULED MEETING OF THE CITY OF CORTLAND PLANNING COMMISSION HELD ON THE 24TH DAY OF OCTOBER, 2022.

ANDREW T. JEWETT, CITY CLERK