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City of Cortland**

**Planning Commission**

**March**

**Regular Meeting of  
23, 2020**

A regular meeting of the City of Cortland Planning Commission was held on Monday, March 23, 2020 at 5:15 PM via Zoom video conference.

Present: Commissioners Jim Wavle, Joe McMahon, Christopher Peppel, Elliott Ayika, Chris Ryan, Jeff Gebhardt

Absent: Commissioner Jim Reeners

Staff: Devon Rainbow, Mike Tenkate Interim Director of Code Enforcement, Robert Rhea Zoning Officer

**Item #1 – 31 River St. (Bushmich) – Site Plan Review – (GI)**

- Motor Vehicle Service with Sales as accessory use

Motion to reject application.

Motioned by: Comm. Gebhardt

Seconded by: Comm. Wavle

Approved: Ayes – 6  
Nays – 0

**Item #2 – 37-39 Port Watson St. (Gallow) – Site Plan Review – (CB)**

- Demolition of Garage & new construction

There were concerns with windows facing southern property boundary. New plans have been submitted. Still need variance because of driveway going onto Greenbush. Per Bob Rhea’s notes there were issues with buffers, set-backs and recreation area. Set-backs within a commercial district should be 30ft for multi-family development. Each multi-family dwelling development shall provide a recreation area at a standard of 500sqft for the first 10 units and there is definitely no room for that.

Motion to approve as presented contingent on variances for 10ft buffer and square footage on the recreation area.

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

Approved: Ayes – 6  
Nays – 0

**Item #3 – 16 Owego St. (Barden) – Site Plan Review – (R2)**

- New parking spaces

No one present to speak on this. There was an issue with turning around for parking. Monroe Heights had the same issue and was given permission to back out of driveway. The 4ft vegetative strip needs to go to ZBA. There was an issue with snow removal. It is possible to back out of the property’s driveway. Mr. Downing is the neighbor to the south. He had concerns with water and snow in the backyard. Driveway is a single lane shared driveway. Property has been in poor shape. There are concerns with the 1<sup>st</sup> spot next to house as it is at an angle and if it was parallel with the house it would make it easier to back out. Ric stated that this has been approved before as a 2 family home. This just needs to move forward to ZBA. Commissioner Gebhardt read an email that was sent out from Commissioner Reeners.

Motion to approve contingent on ZBA variance for 4ft vegetative strip.

Motioned by: Comm. Wavle  
Seconded by: Comm. Ryan

Approved: Ayes – 5  
Nays – 1 (Commissioner Gebhardt)

**Item #4 – 31 River St. (Wallace) – Site Plan Review – (G1)**

- Nursery

Mr. Brian Wallace was present at meeting. He stated it is going to take a little while to get where he wants to be but he wants to sell mulch, top soil, stone, sand, shrubs and trees. He would like to make it like a smaller version of Haffners in Syracuse. Going to have parking in the front yard which is going to require an area variance from ZBA. There is no parking outside of the fence. All parking is inside of the fence. Going to be selling outdoor sheds. Per Bob Rhea this would be considered industrial use because of outdoor sales and would need a special use permit. Commissioner Gebhardt stated this is a big area with lots of room to have a bigger project.

Motion to approve as presented contingent on forthcoming application for a Special Use Permit & Variance.

Motioned by: Comm. Ryan  
Seconded by: Comm. Wavle

Approved: Ayes – 6  
Nays – 0

**Old/New Business**

There was a discussion on Glen Street and Groton Avenue where Corporate Counsel was looking for advice of plans. Very small strip of land that goes down the length of the Groton Ave Plaza parking lot and the west side of Glenn Street. Has gone to Foreclosure a number of times. Parcel off to adjoining

land owners, deeds & surveys prepared. This will not increase value or taxes. Mike Tenkate stated that there has been some code issues with this property. The Planning Commission reviewed the land acquisitions by the property owners.

### **23 Tompkins St (Armideo) – New Plans**

Mr. Baranello was present to speak on behalf of this property. After looking at the garage, he advised his client that best course of action would be not to have a plan that removed the garage. The architect had come up with an alternative site plan that doesn't involve removal of garage. One of the garage stalls would be utilized for parking and the overhang from the porch would be used as a car port. There are no issues with Historic. No changes to doors. It is a 3 bay garage and 1 car port. Client will go to Historic for painting and will address porch then. Mr. Baranello and the commissioners were okay with new plans.

Motion to approve new plans.

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

Approved: Ayes – 6  
Nays – 0

### **Minutes**

February minutes approved as amended, item #7 was preliminary and everyone was ok with the plans. Needed to note they changed the order of the meeting & there are corrections to be made.

Motioned by: Comm. Gebhardt  
Seconded by: Comm. Peppel

Ayes – 6  
Nays – 0

### **Adjourn**

Motioned by: Comm. Gebhardt  
Seconded by: Comm. Peppel

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 MARCH 23, 2020.**

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**JOE MCMAHON, CHAIRMAN**