

SPECIAL TOWN BOARD MEETING

The Special Meeting of the Town Board of the Town of Cortlandville was held at the Raymond G. Thorpe Municipal Building, 3577 Terrace Road, Cortland, New York, with Supervisor Tupper presiding.

Members present:

Supervisor, Richard C. Tupper
Councilman, Theodore V. Testa
Councilman, John C. Proud
Councilman, Gregory K. Leach
Town Clerk, Karen Q. Snyder, RMC

Absent:

Councilman, Walter J. Kasperek

Others present were: Town Attorney, John Folmer.

Supervisor Tupper called the special meeting to order.

Attorney Folmer brought to the attention of the Board members the conditions identified within the Cortland County Planning department staff report and the Cortland County Planning Boards recommendations. The CCPB recommendation was to add item #10, which states "Removal of the western driveway access to the site to reduce potential traffic conflict between traffic entering and exiting the site and traffic on NYS Route 13". The CCPD did not make #10 as a recommendation and the Cortlandville Town Planning Board's approval was with conditions of the CCPB with the exception of item #10.

RESOLUTION #	APPROVE AQUIFER PROTECTION PERMIT APPLICATION #1 OF 2017 SUBMITTED BY APD ENGINEERING & ARCHITECTURE, PLLC (ALDI) FOR PROPERTY LOCATED 908 NYS ROUTE 13 SUBJECT TO CONDITIONS
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Motion by Councilman Proud

Seconded by Councilman Leach

VOTES: AYE - Tupper, Testa, Proud, Leach

NAY - 0

ABSENT-Kasperek

ADOPTED

WHEREAS, the Cortland County Planning Department and the Town Planning Board have reviewed and recommended approval of this Aquifer Protection Permit application, and

WHEREAS, a Public Hearing was duly held by this Town Board, therefore

BE IT RESOLVED, the Town Board does hereby approve Aquifer Protection Permit application #1 of 2017, submitted by APD Engineering & Architecture, PLLC (Aldi), requesting to construct a 19,054+/- sq. ft. retail food store on the site of an existing 14,860+/- sq. ft. retail food store and to reduce the size of the existing building to 11,064+/- sq. ft. and the number of parking spaces on site from 133 to 106, for property located on the south side of NYS Route 13, immediately east of the intersection of NYS Route 281 & NYS Route 13, tax map #95.16-02-45.000, subject to conditions from the Town and County Planning Boards, with the exception of item #10:

1. The applicant consulting with and obtaining written confirmation from the NYS Department of Transportation as to whether the existing curb cut permit for the site would still be valid given the increased use of the property or whether a revised curb cut permit is required.
2. The town weighing the benefit of the increased number of building mounted signs to the applicant vs. the health, safety, and welfare of the community/neighborhood as is required before any bulk variances may be granted.

3. The applicant demonstrating that there are unnecessary hardships in the way of carrying out the strict letter of the “Zoning Local Law of the Town of Cortlandville” as is required before any use variance may be granted.
4. The applicant preparing and obtaining approval of a revised stormwater pollution prevention plan for this site to incorporate the proposed changes to the site per the town’s stormwater ordinance.
5. The applicant filing of a Notice of Intent with the NYS Department of Environmental Conservation (DEC) in addition to the preparation of a stormwater pollution prevention plan for this site if it is determined that this proposal would result in the disturbance of at least one acre of land.
6. The applicant obtaining approval of the landscaping plan for the site.
7. The applicant’s submittal and obtaining approval of a more detailed lighting plan for the site which indicates that there would be no lighting from this property in excess of 1.0 foot-candle outside of the property boundaries.
8. The applicant obtaining approval of the public water and sewer connection, including the installation of a backflow prevention device for the public water connection, from the County Health Department and town.
9. The town reviewing the proposed building design for conformance with the Town’s Design and Development Guidelines.
10. (This item was not adopted as a condition by the Town of Cortlandville Planning Board and the Town Board). Removal of the western driveway access to the site to reduce potential traffic conflict between traffic entering and exiting the site and traffic on NYS Route 13.
11. Compliance with SEQR requirement.

AND IT IS FURTHER RESOLVED, the Supervisor is hereby authorized to sign the permit.

No further comments or discussion were heard.

Councilman Testa made a motion, seconded by Councilman Proud, to adjourn the Special Meeting. All voting aye, the motion was carried.

The meeting was adjourned at 10:15 a.m.

Respectfully submitted,

Karen Q. Snyder, RMC
Town Clerk
Town of Cortlandville

*Note:

The final version of this meeting was submitted to the Town Board for their review on March 24, 2017.

The final version of this meeting was approved as written at the Town Board meeting of April 5, 2017.