

TOWN OF CORTLANDVILLE PLANNING BOARD
Minutes of Regular Meeting - Tuesday, 28 March 2017 – 7:30 PM
Town Hall Board Room – 3577 Terrace Road – Cortland, NY

Board Members (*absent)

Katherine Wickwire, Chairperson
Christopher Newell
Nicholas Renzi
John A. DelVecchio
Nasrin Parvizi

Others Present

Bruce Weber, Town Planning/Zoning Officer
Joan E. Fitch, Board Secretary
John B. Folmer, Town Attorney

Applicants & Public Present

Dave & Tim Law for CNY Power Sports, Applicant; Steve Terwilliger & Robert Tarson for Tarson Pools, Applicant; Jeffrey Bushnell, Applicant; Tara Wilhoit; Sharon Stevans, Ch. 2 Volunteer.

REGULAR MEETING

The Regular Meeting of the Town of Cortlandville Planning Board was called to order at 7:30 p.m. by Chair Katherine Wickwire.

APPROVAL OF MINUTES – 21 FEBRUARY 2017

A motion was made by Member Chris Newell to approve the Minutes of the 21 February 2017 Planning Board meeting, as submitted. The motion was seconded by Member Nick Renzi, with the vote recorded as follows:

Ayes: Chair Wickwire
Member Newell
Member Renzi
Member DelVecchio
Member Parvizi

Nays: None

Motion carried.

This becomes Action #20 of 2017.

OLD BUSINESS - NONE

NEW BUSINESS

CNY Power Sports, Applicant/T and E Law Properties, Reputed Owner – 3871 US Route 11 – TM #87.00-04-04.000 – Conditional Permit

Chair Wickwire recognized Dave Law who was proposing to construct two 30 by 300 ft. self-storage units and one 42 by 198 ft. cold-storage warehouse. PZO Bruce Weber stated that no Aquifer Protection District Special Permit would be required, but a new stormwater plan was needed.

Mr. Law handed out a 23 March 2017 to the Town Planning Board from Charles Feiszli, PE, of Resource Associates, his engineer, pertaining to stormwater on the subject site. A copy of this letter has been placed on file for the record. PZO Weber stated that there was supposed to be a Stormwater Plan but it appears that this was not done; therefore, Engineer Feiszli prepared the aforementioned letter which asks for a waiver from compliance with the Stormwater Management Ordinance. PZO Weber also said any waiver would be up to this Board, but the situation needed to be looked at. There should also be input from Pat Reidy of County Soil & Water regarding whether or not this should be considered.

Member Newell agreed that Mr. Reidy should review what is being proposed. Chair Wickwire asked if there was a stormwater plan back when the two storage buildings were approved; PZO Weber stated there should have been, but “one was never executed.” Member Nasrin Parvizi asked about the percentage of land which was already covered on the subject parcel; the Board needed to know this.

PZO Weber commented that there’s certain criteria that needs to be met and this should be addressed by Engineer Feiszli for Pat Reidy’s review as to whether or not a waiver or variance should be granted. The existing buildings there, the proposed buildings, and how that will/will not meet the Stormwater Regulations need to be addressed.

At the conclusion of the discussion, **a motion was made by Member Newell to table this application for a Conditional Permit until the meeting of 25 April 2017 to allow time to provide the requested information. The motion was seconded by Member Parvizi, with the vote recorded as follows:**

Ayes:	Chair Wickwire	Nays:	None
	Member Newell		
	Member Renzi		
	Member DelVecchio		
	Member Parvizi		

Motion carried.

This becomes Action #21 of 2017.

Jeffrey Bushnell, Applicant/Concetta Triscari, Reputed Owner – 985 NYS Route 13 - TM #95.16-01-12.000 – Conditional Permit – Proposed Auto Detailing Shop

Chair Wickwire recognized the applicant who explained that he was seeking a Conditional Permit to conduct his auto detailing business from this location. Operating hours would be Monday thru Friday, 8 a.m. to 5 p.m. and from 8 a.m.’til noon on Saturdays. He would like to be open for business by May 1st.

With no further discussion, **a motion was made by Member Newell to approve the Conditional Permit for the proposed auto detailing shop, as requested. The motion was seconded by Member Renzi, with the vote recorded as follows:**

Ayes:	Chair Wickwire	Nays:	None
	Member Newell		
	Member Renzi		
	Member DelVecchio		
	Member Parvizi		

Motion carried.

This becomes Action #22 of 2017.

Tarson Pools, Applicant/Kimberly Kane & Sean Secord, Reputed Owners – 945 McLean Road – TM #95.12-01-09.000 - Site Plan Review for Proposed Retail Sales of Pools/Spas w/Fenced-In Area

Chair Wickwire recognized Robert Tarson and Steve Terwilliger who explained that Tarson Pools would like to relocate to this site for retail sales of pools, spas, and associated products. Hours would be Monday thru Friday, 9 a.m. to 7 p.m. and Saturday and Sunday from 10 a.m. to 5 p.m. They were requesting installation of a 12’ by 45’ white solid PVC fence, 6 feet in height, which would enclose their area containing sand and chlorine (in 5-gallon containers) for pools (only for the summer), as shown in the photo/sketch accompanying the application. Board members were concerned that the stored products would be visible above the fence, and this was briefly discussed.

At the conclusion of the discussion, a **motion was made by Member Newell to approve the Site Plan, as requested, with product stored within the fenced in area not to exceed the height of the fence. The motion was seconded by Member Renzi, with the vote recorded as follows:**

**Ayes: Chair Wickwire
Member Newell
Member Renzi
Member DelVecchio
Member Parvizi**

Nays: None

Motion carried.

This becomes Action #23 of 2017.

Robert Knecht, Applicant/Reputed Owner - 3783 US Route 11 - TM #97.02-01-02.000 - Conditional Permit for Proposed Auto Sales Office

Chair Wickwire acknowledged that there was no one present to represent the applicant to explain what was being proposed and to answer any of the Board members' questions.

A motion was made by Member Newell to table this application until the 25 April 2017 meeting of this Board to allow the applicant/representative to be present. The motion was seconded by Member Renzi, with the vote recorded as follows:

**Ayes: Chair Wickwire
Member Newell
Member Renzi
Member DelVecchio
Member Parvizi**

Nays: None

Motion carried.

This becomes Action #24 of 2017.

OTHER MATTERS

- Member Newell suggested re-visiting the John Barden business on Route 13 to ascertain compliance.
- Member Newell asked about "solar issues." Anything in the Code regarding this? Solar panels on a lot; PZO Weber advised this would be considered a structure and, as such, would have to adhere to setback/height requirements, etc. Building Permit would be needed. Lot coverage would be looked at in residential situation.
- Chair Wickwire reminded everyone of an upcoming Public Hearing, April 5th, 5 p.m., for gasoline law.
- PZO Weber asked Town Attorney Folmer for criteria where it would be considered a Planning Board meeting if more than a majority attended. Attorney Folmer responded that if this Board attended it would not be conducting public business; therefore, it is not a meeting.

ADJOURNMENT

At 8:05 p.m., a motion to adjourn the meeting was made by Member Renzi, seconded by Member Parvizi, with all members present voting in the affirmative.


Joan E. Fitch, Board Secretary

E-mailed to Town Clerk, JBF, PB Members,
DD, BW, KM & DC on 4/23/17.