

TOWN OF CORTLANDVILLE PLANNING BOARD
Minutes of Regular Meeting - Tuesday, 27 December 2016 - 7:30 PM
Town Hall Board Room - 3577 Terrace Road - Cortland, NY

Board Members (*absent)

Katherine Wickwire, Chairperson
Christopher Newell
Nicholas Renzi
John M. Finamore
John A. DelVecchio

Others Present

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

Applicants & Public Present

Robert O'Gorman for Automotive Lift Institute, Applicant; Todd Markevich, PE, for APD Engineering & Architecture, PLLC, Applicant; Tyrone Heppard, *Cortland Standard* Reporter.

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.

NEW BUSINESS

Automotive Lift Institute (ALI), Applicant/U2 Enterprises LLC, Reputed Owner - 3699 Luker Road - TM #95.00-02-5.110 - Conditional Permit - Proposed Storage and ALI Headquarters

Chair Wickwire recognized Mr. O'Gorman, President of ALI and owner of U2 Enterprises, who was seeking a Conditional Permit to utilize the existing property, improved with a 12,500 SF building, as headquarters for ALI in addition to storage, all as described in a very thorough narrative accompanying the application. ALI is interested in immediately leasing 8,500 SF of the building, with an option to lease the entire 12,500 SF. They will not be doing much to the existing building; maybe interior office cosmetics or anything required by Code.

ALI is a credentialed certification organization and sponsors training on automotive lift products and automotive lift inspection services. It does not supply, design, service or manufacture lift products. Classes that are held would have a maximum of 80 persons. Training will be offered on seven different types of lifts.

At the conclusion of the discussion, **a motion was made by Member Chris Newell to approve the Conditional Permit for proposed storage and Automotive Lift Institute headquarters, as requested. The motion was seconded by Member John Finamore, with the vote recorded as follows:**

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

Nays: None

Motion carried.

This becomes Action #75 of 2016.

OLD BUSINESS

Osborne Residential PUD, Applicant/Richard Osborne, Reputed Owner – So. Side of Starr Road – TM #96.00-06-1.110 – PUD Application

PZO Bruce Weber advised the Board that the applicant's attorney, William Pomeroy, had requested that this application be postponed until the January 2017 meeting of this Board.

No Action Required.

OTHER MATTERS

- Chair Wickwire stated she attended training on December 5th regarding conservation lands, and she spoke about the maps.
- Member Chris Newell advised that he will be out of town for the February 28th meeting of this Board. After a brief discussion, **a motion was made by Member Newell, seconded by Member Finamore, that the regular February meeting of this Board be moved to 21 February 2017. All Board members voted in favor.**

This becomes Action #76 of 2016.

OLD BUSINESS (CONT'D)

APD Engineering & Architecture, PLLC, Applicant/Aldi, Inc., Reputed Owner – 908 NYS Route 13 – TM #95.16-02-45.000 – Site Plan Review & Aquifer Protection District Special Permit for Proposed New Retail Store

(Reference is made to the 25 October and 29 November 2016 Planning Board Minutes for additional information.)

As Todd Markevycz, PE of APD Engineering was delayed, the Planning Board started their discussion regarding this application in advance of his arrival. Chair Wickwire noted that the County Planning Board recommended removal of the western driveway exit to the site; she did not see a big problem with that entrance as it has been there a long time. She also asked if a Stormwater Pollution Prevention Plan was required, and PZO Weber said that it was not as long as the applicant was not increasing the impervious surface. PZO Weber stated that he had not heard from Pat Reidy of County Soil & Water.

At this time, Engineer Markevycz arrived, and Chair Wickwire asked him about the existing western driveway mentioned in the County's Resolution. He stated he had seen the County's report, but they do not want to change the driveways; it's only a right in/right out driveway. PZO Weber commented that the Board needs input from the NYSDOT; once they sign off there's no problem.

The Board then asked the engineer if he had discussed the stormwater with Pat Reidy, and he replied that he had, and Mr. Reidy was in favor of what they were planning on doing: not touching the basin, just add modifications to it, as well as pretreatment near the loading docks. Mr. Reidy had no other concerns. They have submitted a report to Mr. Reidy. Regarding lighting, Mr. Markevycz stated there was a small revision which he pointed out to them. Revised photometrics were provided. There will be a 1.7 foot-candle light at the edge of the existing parking lot.

Engineer Markevycz commented that there is an existing utility pole and guy wire on the property; the guy wire will now be in the proposed pavement, so they are working on a solution to that. The green space will remain the same.

At the conclusion of the discussion, a motion was made by Member DelVecchio to approve the Site Plan for the proposed new retail food store, incorporating Items 1 thru 9, and 11 (excluding Item 10), of the Cortland County Planning Board's Resolution No. 16-35 of 21 December 2016. The motion was seconded by Member Finamore, with the vote recorded as follows:

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

Nays: None

Motion carried.

This becomes Action #77 of 2016.

a motion was then made by Member Newell that the Town of Cortlandville Planning Board recommends to the Town Board that they issue an Aquifer Protection District Special Permit and act as Lead Agency under SEQRA for a proposed new retail food store. The motion was seconded by Member Finamore, with the vote recorded as follows:

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

Nays: None

Motion carried.

This becomes Action #78 of 2016.

OTHER MATTERS

- New Planning Board Member – has been selected, but not official; resumé available to Board members.
- John Finamore – commented about PUDs in general. The ones that are successful, and he's seen many, "are not built on a hill."
- Resignation – Board Member John Finamore, who will be retiring from the Board when his term expires at the end of this month, was thanked for his five years of service. He will be missed.

ADJOURNMENT

At 8:05 p.m., a motion to adjourn the meeting was made by Member Finamore, seconded by Member Newell, 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 1/29/17.