

**TOWN OF CORTLANDVILLE PLANNING BOARD**  
**Minutes of Regular Meeting - Tuesday, 29 November 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

**Applicants & Public Present**

Christopher V. Kambar for APD Engineering, Applicant; Tim Buhl, PE, Al Kryger, Richard Osborne, Ric Osborne Jr. for Osborne Residential PUD, Applicant; Rocco Paone for Rose Student Housing, Applicant.

<b>REGULAR MEETING</b>
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**APPROVAL OF MINUTES – 13 & 27 SEPTEMBER 2016**

A motion was made by Member Nick Renzi to approve the Minutes of the 13 and 27 September 2016 Planning Board meetings, as submitted. The motion was seconded by Member John Finamore, with the vote recorded as follows:

**Ayes: Chair Wickwire**

**Nays: None**

**Member Renzi**

**Member Finamore**

**Absent: Member Newell**

**Member DelVecchio**

**Motion carried.**

**This becomes Action #71 of 2016.**

**OLD BUSINESS**

**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 2016 Planning Board Minutes for preliminary information.)

Chair Wickwire recognized Chris Kambar, representing the applicant, who had submitted new drawings as indicated in their 21 November 2016 transmittal letter, a copy of which has been placed on file for the record. The drawings were revised to indicate 10 ft. by 20 ft. parking spaces, as had been requested by the Board. This resulted in a partial takedown of the existing Aldi's building. The scheduling of the construction still needs to be determined, so there will be a "transition period."

The revised drawings show added trees and landscaping along the front. In response to Chair Wickwire's question, Mr. Kambar stated the entrances off Route 13 will remain the same, but will be considered "right in, right out." A rendering of the new building was shown to the Board; it was similar brick as the existing store on the site. Pylon sign, he stated, will remain the same, but a variance will be needed for the building-mounted signs.

Member Renzi noted that on the existing site it was indicated 8.9 parking spaces per 1,000 SF of building; the proposed is down to 3.5 spaces per 1,000 SF. What is proposed is in line with other retail stores.

In response to Member Renzi's question, Mr. Kamar stated that they are working with Pat Reidy regarding the SWPPP, as they will be disturbing more than one acre, but minimally. They will have to obtain a SPDES Permit, etc. There are ponds in the back that will accommodate the runoff; he explained a "plunge pool" to the Board. There will be a long-term maintenance plan they will put together and file with the County.

At the conclusion of the discussion, **a motion was made by Member Renzi to send the applications for Site Plan Approval and an Aquifer Protection District Special Permit for the proposed new retail food store to the Cortland County Planning Department for their review. The motion was seconded by Member John DelVecchio, with the vote recorded as follows:**

**Ayes: Chair Wickwire**

**Nays: None**

**Member Renzi**

**Member Finamore**

**Absent: Member Newell**

**Member DelVecchio**

**Motion carried.**

**This becomes Action #72 of 2016.**

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

Chair Wickwire recognized Tim Buhl, PE, representing the applicant who was seeking approval to have a PUD on this 61±-acre parcel, as indicated in the packet everyone received, a copy of which has been placed on file for the record. The property is located on the south side of Starr Road, next to the existing mobile home park. The engineer described the topography of the site. They are proposing two phases, one portion (62 units) of the subject parcel that could be served by public water and sewer very easily; the second phase, at a higher elevation, would require booster stations. Actual density would be much less than what is allowed in the R-2 zone, and they plan on having a mix of multi-family and duplexes on the property which is why the PUD designation is requested.

Engineer Buhl explained the road(s) that were planned. There would be a homeowner's association.

PZO Bruce Weber asked the representatives if when they looked at the density, did they look at the area that was zoned Agricultural, and then look at the area zoned R-2? Mr. Buhl responded that there would be nothing done in the Ag zone.

In response to Chair Wickwire's questions, Mr. Buhl advised that this PUD was being done by Dick Osborne who, after learning of another PUD on the same road, thought this might be a good way to go with his property. Chair Wickwire was concerned because this now meant "two projects on Starr Road all going up at the same time" which would mean extra traffic on that road.

Al Kryger then informed everyone he was the consultant who helped people put projects together and develop it.

Engineer Buhl stated there would be rain gardens on this project which would be maintained by the homeowner's association. There would be no runoff as everything would be infiltrated. Chair Wickwire acknowledged the reps were before the Board to present their request for a PUD, and Mr. Buhl stated they were in hopes that the Board would pass the application on to the County for their review. Member Renzi responded that this was a complicated project and, in his opinion, it had to be looked at seriously in terms of density, traffic, stormwater management, infrastructure, how it fits in with overall planning, etc. At this point, he stated, it's not ready to go to County Planning for their review. This Board has a lot of work it should do and, again in his opinion, they should obtain the services of Clough-Harbour to look at the entire project, including how it relates to the previous PUD (Robert Ferris). The drawings submitted are what Member Renzi called "boiler plate," and not sufficient to forward to the County; "the important stuff is not here yet."

Mr. Kryger responded that they did not want to go through all the expense without knowing whether or not they could obtain the PUD zoning from the Town. Chair Wickwire agreed that the application should go to Clough-Harbour for their input and, in order to recommend a zoning change, the Board has to determine if they feel it should do so. Member Renzi added that there were a lot of things that would impact the Board's recommendation to the Town, and they needed to look at all the things that would impact that recommendation, as he stated earlier.

Engineer Buhl stated that a lot of the information could be gleaned from their completed EAF, and he would be willing to answer any additional requests as part of the SEQRA review. He suggested "giving it to Clough-Harbour and let them take a look at it."

At the conclusion of a lengthy discussion, **a motion was made by Member Renzi to send the PUD application to Clough-Harbour Associates for their review. The motion was seconded by Member Finamore, with the vote recorded as follows:**

<b>Ayes:</b>	<b>Chair Wickwire</b>	<b>Nays:</b>	<b>None</b>
	<b>Member Renzi</b>		
	<b>Member Finamore</b>	<b>Absent:</b>	<b>Member Newell</b>
	<b>Member DelVecchio</b>		

**Motion carried.**

**This becomes Action #73 of 2016.**

## **NEW BUSINESS**

### **Rose Student Housing, LLC, Applicant/Reputed Owner – 951 NYS Route 13 (College Suites) – TM #95.16-01-15.000 – Conditional Permit for Proposed Renovations**

Chair Wickwire recognized Rocco Paone, representing the Rick D'Amico, who purchased this property from its original owner. The applicant is seeking a Conditional Permit to renovate the present four-bedroom units into two-bedroom suites, installing a fire separation between the units. He showed the Board what was being planned. The only a couple of the suites are planned to be ready for the next semester to see how viable they will be.

PZO Weber added that they are planning on dividing the existing dwelling units, and there's nothing to preclude them from renting to families, etc.; it will not be restricted to just student housing. They will add two dwelling units to the present 92, for a total of 94; this requires a Conditional Permit.

Mr. Paone advised the Board that parking requirements will actually go down.

At the conclusion of the discussion, **a motion was made by Member DelVecchio to approve the Conditional Permit for the proposed renovations, as requested. The motion was seconded by Member Renzi, with the vote recorded as follows:**

<b>Ayes:</b>	<b>Chair Wickwire</b>	<b>Nays:</b>	<b>None</b>
	<b>Member Renzi</b>		
	<b>Member Finamore</b>	<b>Absent:</b>	<b>Member Newell</b>
	<b>Member DelVecchio</b>		

**Motion carried.**

**This becomes Action #74 of 2016.**

## **OTHER MATTERS**

- Bestway Timeline – Board Secretary to provide copy of latest timeline to Chair Wickwire.
- Garage on Delaware – Owner not observing hours of operation. PZO Weber stated he has talked w/complainant about their working on Sunday. He advised complainant to contact the Code Office.
- December meeting – scheduled for 12/27. Decided to leave it as scheduled.
- Resignation – Board Member John Finamore stated that he will be retiring from the Board when his term expires at the end of next month.

## **ADJOURNMENT**

At 8:25 p.m., a motion to adjourn the meeting was made by Member Newell, seconded by Member Finamore, 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.