

TOWN OF CORTLANDVILLE PLANNING BOARD
Minutes of Regular Meeting - Tuesday, 25 October 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

Chris Kambar & Shawn Tennity for APD Engineering, Applicant; Arthur Bell & Brian Buttner for Arthur Bell, Applicant; Terry Horst, Dave Dreis(?), Hutch Hamblin & Joe Carey for Suburban Propane, Applicant.

REGULAR MEETING

OLD BUSINESS

Suburban Propane, Applicant/Reputed Owner - 3833 US Route 11 (Polkville) - TM #s 87.04-01-17.000 & 18.000 - Conditional Permit & Aquifer Protection District Special Permit Proposed New Building/Concrete Dike

(Reference is made to the 9/13 & 9/2716 Minutes of this Board for additional information.)

Chair Wickwire recognized Terry Horst representing the applicant who was seeking a Conditional Permit and an Aquifer Protection District Special Permit to construct a 3,880± SF building, demolish an existing building and replacing it with gravel, and renovate the current concrete dike at the tank pad, all as shown on the materials accompanying the application. Ms. Horst advised that photos had been mailed in showing the type of siding to be used for the building, as requested at the 27 September 2016 meeting of this Board.

Chair Wickwire asked Ms. Horst if she had received a copy of the Cortland County Planning Department/Board's reports; she had not. Chair Wickwire asked PZO Bruce Weber why the applicant does not get these reports, and he responded that he has asked the County to do so, but it hasn't happened yet. Ms. Horst was provided with copies.

The Board reviewed the County Planning Board's Resolution No. 16-32, dated 10/19/16, with the applicant's representatives. Regarding Item #1, they were okay with this recommendation regarding dike capacity. Item #2: they have completed this request for a Petroleum Bulk Storage Permit. Item #3: They will increase the width of the driveway as recommended. Item #4: They will provide a Spill Response and Prevention Plan, as requested, with a copy to PZO Weber. Item #5: Less than one acre will be disturbed, so the SWPPP is not required. Item #6: Regarding existing monitoring wells, the applicant will comply with this recommendation. Item #7: Applicant will obtain approval of public water and sewer, as recommended. Item #8: Additional info on snow storage has been done. Item #8: Lighting/landscaping information has been provided, as recommended.

At the conclusion of their discussion, **a motion was made by Member Nick Renzi to approve the Site Plan and Conditional Permit for the new building and concrete dike, as requested, contingent upon compliance with Items 1 thru 10 of the Cortland County Planning Board's Resolution No. 16-32 of 19 October 2016. The motion was seconded by Member Chris Newell, with the vote recorded as follows:**

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

Nays: None

Motion carried.

This becomes Action #68 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 the proposed new building and concrete dike. The motion was seconded by Member John DelVecchio, with the vote recorded as follows:

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

Motion carried.

This becomes Action #69 of 2016.

NEW BUSINESS

Arthur Bell, Jr., Applicant/Reputed Owner – 1062 Blue Creek Road – TM #74.00-07-04.000 – Proposed Subdivision

Chair Wickwire recognized Brian Buttner, RA, representing the applicant who was seeking approval to re-subdivide Lot #1062 of the Bell Residential Complex, as shown on the drawing accompanying the application. The lot would be divided into two lots of 2.276± and 1.365± acres, as indicated, in order to accommodate a duplex residence and a single residence. Access would be by a legal easement, he stated.

PZO Weber, in response to Mr. Buttner's calling the lots "flag lots," commented that he would not classify them as such. Town Attorney John Folmer voiced his concerns with an easement for the lots, which would be compounded when a third lot is added—"I think there's a problem here." PZO Weber stated, "If you were to make this a public road on the lots that you have, you would be creating non-conforming lots for the properties that are there under the existing zoning." The proposed easement(s), possible intent to make it into a Town road, utilities, etc., were discussed. Chair Wickwire concluded, after the discussion, that any decision the Board makes could be contingent upon getting an easement which is acceptable to this Board.

Mr. Buttner then added that he wanted to make it clear that, in discussions with PZO Weber, "the first two lots did not involve stormwater retention; they were just lots that existed." Now there is a stormwater retention area that is included in any future design.

At the conclusion of this lengthy discussion, **a motion was made by Member DelVecchio to approve the Subdivision of land, as requested, contingent upon easement language operating as a covenant running with the land be included in deeds of conveyance, and the property owner complying with the Town of Cortlandville's Stormwater Regulations. The motion was seconded by Member Newell, with the vote recorded as follows:**

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

Motion carried.

This becomes Action #70 of 2016.

APD Engineering & Architecture, PLLC, Applicant/Aldi, Inc., Reputed Owner – 908 NYS Route 13 – TM #95.16-02-45.000 – Sketch Plan Conference – Proposed New Retail Store

Chair Wickwire recognized Chris Kambar, representing the applicant, who displayed an aerial photo and a preliminary Site Rendering of a proposed retail store (Aldi's) at this location. The proposed grocery store would be next to the existing store on this parcel, which eventually would be leased to another retail business, he advised. This way, the existing store could operate while the new store is under construction.

Parking spaces were discussed. The spaces shown were smaller (10 ft. by 18 ft.) than required (10 ft. by 20 ft.) in order to achieve the number of spaces they would like, in addition to adding more green space which is still short by 1.8%. Chair Wickwire advised "we make everybody have ten by twenty." Member Renzi asked if any studies have been done, and Mr. Kambar replied "it wouldn't work." Member Renzi commented that the 10 ft. by 20 ft. parking spaces, and the green space, "are sacred." He suggested to Mr. Kambar that they revise the plan to show 10 ft. by 20 ft. parking spaces, and eliminate some to conform to the green space requirement. If this is really a hardship, Member Renzi commented, then they could go before the ZBA and plead their case. They should also check on impervious parking. PZO Weber added that the applicant needed to take a look at the definition of lot coverage.

Signage was discussed; may use existing sign pole along Route 13.

Chair Wickwire stated they would try to "work it out." However, the Board had given them their concerns, the two major ones being the size of parking spaces and green space. Member Renzi stated he would like to hear from Pat Reidy of County Soil & Water regarding the green space.

No Action Taken.

ADJOURNMENT

At 8:35 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.