

TOWN OF CORTLANDVILLE PLANNING BOARD
Minutes of Regular Meeting - Tuesday, 31 March 2015 - 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

Greg Leach, Applicant; Christopher Henry, Applicant; Caleb Leach, Kate Hudson, Adam Henry, *Cortland Standard* Reporter Tyrone Heppard; Eric Mulvihill of WXHC Radio.

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 – 27 JANUARY & 24 FEBRUARY 2015

A motion was made by Member Chris Newell to approve the Town of Cortlandville Planning Board's Minutes of 27 January and 24 February 2015. The motion was seconded by Member Nick Renzi, with the vote recorded as follows:

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

Motion carried.

This becomes Action #14 of 2015.

OLD BUSINESS

Used Car King, LLC, Applicant/Reputed Owner - 3861 NYS Route 281 - TM #86.17-01-11.100 - Parking Lot Expansion - SEQRA Review (cont'd)

Town Attorney John Folmer reported that he had received a copy of a March 31, 2015 letter addressed to Chairperson Katherine Wickwire from CHA Project Engineer Laura C. Cassalia, PE, regarding Part 3 Recommendations for this project's SEQRA review. He stated that the applicant's attorney, Mike Shafer, did not receive a copy as it is a "draft." Attorney Shafer would like to review this letter with the applicant and also was unable to make this meeting; therefore, he informed Attorney Folmer that he would attend the Board's April meeting.

A motion was made by Member Renzi to postpone the continuation of the SEQRA review until the 28 April 2015 meeting of this Board. The motion was seconded by Member John DelVecchio, with the vote recorded as follows:

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

Motion carried.

This becomes Action #15 of 2015.

Cortlandville Sand & Gravel, Applicant/Christopher Henry, Reputed Owner – 765 NYS Route 13 – TM #105.00-03-06.000 – Conditional Permit for Retail Sales

(Note: At the February meeting of this Board, Chair Wickwire acknowledged receipt of a letter dated February 16, 2015 from Mr. Henry to PZO Bruce Weber asking for a Conditional Permit to “offer a broader range of products,” e.g. mulch, plants, shrubbery, pavers and gardening accessories. As there was no one present to represent the applicant or answer any questions the Board may have, consideration of this application was postponed until this meeting.)

Chair Wickwire recognized Mr. Henry, the owner of Cortlandville Sand & Gravel, a 70±-acre gravel bed located on the subject parcel. Mr. Henry explained that he would like to offer a “broader range of products” at this location, e.g. mulch, plants, shrubbery, patio pavers and gardening accessories. The display area for these products would be along the NYS Route 13 portion of the property. A 16 February 2015 narrative/letter, addressed to PZO Weber, accompanied his application for a Conditional Permit. The application also included a site plan sketch indicating the proposed layout of the display area, including parking. He may sell trees in another year or so.

Mr. Henry stated the proposed new sign would be in compliance with requirements. He planned to be open six days a week. There will be no chemical use—just water.

After a brief discussion, **a motion was made by Member Newell to approve the Conditional Permit for retail sales (landscape mulch, plants, shrubbery, patio pavers, gardening accessories) 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 Finamore		
	Member DelVecchio		

Motion carried.

This becomes Action #16 of 2015.

NEW BUSINESS**Leach Properties, LLC, Applicant/Gianluca H. Canzano, Reputed Owner – NYS Route 13N – TM #77.00-04-04.20 – Conditional Permit for Holding Bins**

Chair Wickwire recognized Greg Leach who explained that his son’s business, Premier Properties, needs more space for bulk storage of seasonal products such as mulch and topsoil. Currently, Premier Properties rents from Leach Properties for this purpose and will continue to do so. The proposed “bunks” (from two to three) will be constructed using precast concrete blocks and will be layed out as shown on the sketch accompanying the application. The materials to be placed in the holding bins by a loader (during the day) is non-toxic, non-odiferous, and environmentally safe; they will be delivered by trucks and used up as the landscaping season progresses; he anticipates delivery by 18-wheelers about eight times per year. No retail sales will be conducted onsite. Trucks will continue to be stored at Premier’s existing property.

Mr. Leach also explained that his son does snow removal and plans to keep that equipment on the subject parcel. No salt will be onsite.

After a brief discussion, **a motion was made by Member Renzi to approve the Conditional Permit for three (3) concrete holding bins for landscape materials, as requested. The motion was seconded by Member 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 #17 of 2015.

Suit-Kote Corporation, Applicant/Reputed Owner – US Route 11 (Polkville) – TMs #97.00-01-30.000, 97.02-01-12.000 & 13.000 – Proposed Rezoning of Parcels from Agriculture to Industrial-2

PZO Weber commented that this matter had been referred to the Cortland County Planning Department for their review. Town Attorney Folmer stated that he had a meeting with Suit-Kote and three alternatives were discussed. They chose to seek rezoning of these parcels. The Town Board would like this Board to review what is being proposed. If rezoned to Industrial-2 from its present Agriculture designation, gravel mining would be allowed, subject to a Conditional Permit. At this time, there is no action to be taken, but the application will be on a future Agenda.

No Action Taken.

OTHER MATTERS

- Chair Wickwire reported that Tom Williams has sent out copies of a proposed Local Law regarding Junkyards; he would like the Board to review it and provide him with any comments.
- The Board discussed various junk problems within the Town.
- Member Renzi commented that there were storage trailers at the Walmart store.
- Member Renzi stated that the Conditional Permit Log had been completed by CEO Williams, with a copy provided to everyone for their input.

ADJOURNMENT

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


Joan E. Fitch, Board Secretary

E-mailed to Town, PB Members,
DD, BW, TW, & DC on 4/26/15.