

TOWN OF CORTLANDVILLE PLANNING BOARD
Minutes of Regular Meeting - Tuesday, 24 February 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. DeVecchio

Others Present

Bruce Weber, Town Planning/Zoning Officer
Joan E. Fitch, Board Secretary
John B. Folmer, Town Attorney
Laura Cassalia, PE, CHA Rep.

Applicants & Public Present

Gary Lyon, Applicant; Attorney Joe Pozzi for Gary & Kathryn Lyon, Applicants & Leonidas, LLC, Applicant; Wayne Minihkeim, David Kobis & Architect Robert Seigart for CRMC, RO; Engineer Tim Buhl & Al Kryger for Leonidas, LLC, Applicant; Ben Essig, Jim Stephenson & Reed Fuller for HBDR, LLC, Applicant; Kevin Pristash, Ryan DuBois.

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.

OLD BUSINESS

DMK Development-Cortland, LLC, Applicant/Joann Clowser, Reputed Owner - 706 NYS Route 13 (TSC Site) - TM #105.00-01-49.110 - Light Pole Fixture

Chair Wickwire and the Board reviewed a request by the applicant to install a light fixture on an existing pole at the location shown on the drawings submitted with their letter dated February 10, 2015 to PZO Bruce Weber. The author of the letter, Chris Kettler, stated that there is a lack of lighting at the access point to their property which is a safety concern.

After a very brief discussion, **a motion was made by Member Chris Newell to approve the installation of the light fixture on the light pole, 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 DeVecchio**

Nays: None

Motion carried.

This becomes Action #5 of 2015.

HBDR, LLC, Applicant/David Law, Reputed Owner - 3893 US Route 11 - TM #87.00-04-10.000 - Conditional Permit & Aquifer Protection District Special Permit for Proposed Propane Storage Facility

(Reference is made to the September, October, November, December 2014, and January 2015 Minutes for additional information.)

Chair Wickwire recognized Jim Stephenson, representing the applicant who was proposing to construct a

propane storage terminal and rail siding at this location. CHA of Syracuse, NY, assisted this Board in completing Part 2 of the SEQRA Full Environmental Assessment Form at their January 2015 meeting. The engineering firm has now submitted a letter to Chair Wickwire, dated February 2015, providing information for the Board's consideration in completing Part 3. A copy of this letter has been placed on file for the record.

Mr. Stephenson stated that, as called out in the CHA letter, he had submitted the NYSDOT entrance permit for the record. They are also working with the NYSDEC regarding "other aspects of this letter."

After a brief review of the 20 February 2015 CHA comments, and upon the advice of Town Attorney John Folmer, **a motion was made by Member Nick Renzi that comments made by Clough Harbour Associates (CHA) in a letter to Katherine Wickwire, Planning Board Chairman, dated 20 February 2015, are made a part of Part 3 of the SEQRA's FEAF as the findings of the Town of Cortlandville Planning Board. 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 #6 of 2015.

A motion was then made by Member Renzi that comments that, based on the information and analysis of the SEQR concerning this application for a proposed Propane Terminal, the Town of Cortlandville Planning Board has determined that the proposed action will not produce any significant adverse environmental impact, resulting in a Negative Declaration. 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 #7 of 2015.

The Board then reviewed and discussed the review/recommendations completed by the Cortland County Planning Board/Department for this project. Mr. Stephenson noted that drawing changes had been made accordingly. Member Renzi stated that the Board should have an updated set of drawings. Mr. Stephenson added that everything has been submitted as required; they are just awaiting approvals by others.

After a brief discussion, **a motion was made by Member Renzi to approve the Conditional Permit for the proposed Propane Terminal, contingent upon satisfactory submittal of a completed Site Plan drawing, lighting plan, formal approval of the Stormwater Management System, and compliance with the 26 recommendations contained in the Cortland County Planning Board's Resolution No. 14-35 of 15 October 2014. 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 #8 of 2015.

A motion was then made by Member Newell to recommend to the Town Board that they issue an Aquifer Protection District Special Permit for the proposed Propane Terminal. 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 #9 of 2015.

A motion was then made by Member Newell that the Town of Cortlandville Planning Board has completed its SEQRA review for the proposed Propane Terminal and issued its Negative Declaration as a result of that review. 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 #10 of 2015.

NEW BUSINESS

Gary & Kathryn M. Lyon, Applicants/Reputed Owners – Starr Road – TM #96.11-01-01.112 – Lot Line Adjustment

Chair Wickwire recognized Attorney Joe Pozzi, representing the Lyons who were seeking approval of a proposed Lot Line Adjustment as explained in the “Brief Description of Proposed Action” contained in the accompanying Appendix B, Page 1 of the SEAF.

After a brief discussion, a motion was made by Member Newell to approve the Lot Line Adjustment, as requested. The motion was seconded by Member Finamore, with the vote recorded as follows:

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

Motion carried.

This becomes Action #11 of 2015.

Robert J. Seigart, AIA, Applicant/Cortland Regional Medical Center, Reputed Owner – 4005 West Road (NYS Route 281) – TM #86.13-01-16.000 – Conditional Permit for Proposed Wound Care Center

Chair Wickwire recognized David Kobis and Architect Robert Seigart, representing the Cortland Regional Medical Center who is seeking a Conditional Permit for a proposed Wound Care Center as

explained in the Project Narrative accompanying their application. Approximately 2600 SF of the existing building at this site would be renovated, and there would be minimal modification to the building's exterior. The Center will contain two hyperbaric chambers. A new bulk liquid oxygen system would be constructed in the northwest corner of the site on a new 21 ft. by 24 ft. concrete pad which would be enclosed by a six-foot high chain-link fence. Supply lines to the building will be underground. Largest tank would be 15 ft. tall and 6 ft. in diameter. Tank(s) will be filled from three to four times a year. Chair Wickwire suggested that the Cortlandville Fire Department should be notified of the liquid oxygen station.

At the conclusion of the discussion, **a motion was made by Member Renzi to approve the Conditional Permit for the proposed Wound Care Center, as requested, with the Bulk Liquid Oxygen Station to be reviewed by the Cortlandville Fire Department. The motion was seconded by Member 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 #12 of 2015.

Leonidas Group of Virgil, LLC, Applicant/Robert Ferris, Reputed Owner – Starr Road – TM #96.10-01-19.100 – Sketch Plan Conference for Proposed PUD

Chair Wickwire recognized Engineer Tim Buhl and Al Kryger who explained that the applicant will be appearing before this Board seeking approval of a PUD on this 11.61± acre parcel. Plans include 66 units comprised of six single-family dwellings, six duplex homes, eight six-family buildings, and one club/community unit for use by unit owners and residents in the general area for a membership fee, all as explained in the narrative accompanying a Preliminary Site Plan. The road would be built to Town specifications and public utilities were planned. Amount of open space has not yet been calculated.

Member Renzi commented that snow storage area(s) should be shown on the plan. In response to the Board's question, Mr. Kryger stated that Leonidas was not an outside investment group. It was also mentioned to the reps that the area is noted for significant drainage problems on the south side of this site. When asked about the architectural style, Mr. Kryger stated that would be one of the next steps, but planned on vinyl siding. Chair Wickwire stated that what was proposed seemed to be more of a housing development. PZO Weber responded that what is proposed meets the criteria of a PUD.

Discussion of "Parti Drive hookup" was held which the Board felt should be discouraged. When asked if the proposed units would be sold or rented, Mr. Kryger responded that he would like to sell them all, but may have to rent. The estimated project cost would be from five-to-six million dollars. Member Renzi said his concerns were (1) the tie-in to Parti Drive, (2) no parking on the main street, (3) aesthetics of the structures, etc. Chair Wickwire felt there should be more protection/buffer for the residents on Parti Drive.

No Action Taken.

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

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, **a motion was made by Member Renzi to postpone this matter until the 31 March 2015 meeting of this Board. 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 #13 of 2015.

OTHER MATTERS

- Chair Wickwire acknowledged receipt of a 5 February 2015 memo to the Planning Board from Carl Bush, Jr., Highway Superintendent, asking the Board to take snow storage into consideration when reviewing site plans, especially when it comes to placing plowed snow in road right-of-ways.
- Chair Wickwire reminded Board members of the March 16th Planning/Zoning Training Course being offered by County Planning.

ADJOURNMENT

At 8:35 p.m., a motion to adjourn the meeting was made by Member Renzi, seconded by Member DelVecchio, with all members present voting in the affirmative.


Joan E. Fitch, Board Secretary

E-mailed to Town, PB Members,
DD, BW, TW, & DC on 3/12/15.