

TOWN OF CORTLANDVILLE PLANNING BOARD
Minutes of Regular Meeting - Tuesday, 26 August 2014 – 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

Glenn J. Evans, Applicant; Rod Ives for DMK Development-Cortland, LLC, Applicant; Attorney Meira Hertzberg, rep four property owners; Lee Scott-Mack, Joanne Finlay, Dora Leopardi, Patrick Hillery, Joe Ferro, Jamie Yaman; Sarah Vaber, 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.

APPROVAL OF MINUTES – 29 JULY 2014

A motion was made by Member Chris Newell to approve the Minutes of the 29 July 2014 Town of Cortlandville Planning Board Minutes, as submitted. The motion was seconded by Member Nick 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 #56 of 2014.

OLD BUSINESS

Glenn J. Evans, Applicant/New Apostolic Church, Reputed Owner – 1307 Starr Road – TM #96.11-01-10.000 – Conditional Permit – Proposed Community Woodworking Shop

Chair Wickwire recognized Mr. Evans who explained that he would like to have a community woodworking shop at this location (which he planned to purchase), as completely described in the 6/27/14 narrative attached to his application. It is noted that the ZBA granted a use variance for this use (now a church) at their meeting immediately before this one. Those utilizing the shop would pay a monthly membership fee which included the place to work, complete with woodworking tools and supervision. Classes would also be taught when needed. Nothing would be stored outside.

Chair Wickwire recognized Joe Ferro, who stated that he would like to keep the neighborhood residential with no additional noise or traffic, and would like to see the property continue being used as a church. Joanne Finlay, a neighbor, added that they did not choose to live near a woodworking shop. With regard to noise, PZO Weber advised there was a Noise Ordinance in place. Lee Scott-Mack then voiced her concerns with changing the character of the neighborhood. She also felt that the hardship issue was on the property. PZO Weber advised everyone present that if the neighbors have concerns that arise, they should notify the Town.

At the conclusion of the discussion, a motion was made by Member Newell to approve the Conditional Permit, as requested, with the operation of the proposed community woodworking shop to be in compliance with the Town's Noise Ordinance. 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 #57 of 2014.

NEW BUSINESS

DMK Development-Cortland LLC, Applicant/Joann Clowser, Reputed Owner – 706 NYS Route 13 – TM #105.00-01-49.110 – Subdivision of Land

Chair Wickwire recognized Rod Ives, representing the applicant, who was seeking to subdivide 4.227± acres from this 77.75± acre parcel. The smaller parcel will be used for a proposed retail sales business (TSC), and would have 252 feet of road frontage.

With no further discussion, a motion was made by Member Renzi to send the application for the subdivision of land to the Cortland County Planning Department for their review. 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 #58 of 2014.

Meira Hertzberg, Attorney for Four Property Owners – TM #105.00-01-48.200 (Donald Osbeck, RO), TM #105.00-01-48.100 (Empire Tractor RE Cortland, Inc, RO), TM #105.00-01-43.111 (Farm East LLC, Gutches Lumber, RO), and TM #105.00-01-44.000 (John A. McGee, RO) – NYS Route 13 - Change of Zone

Chair Wickwire recognized Attorney Hertzberg who stated that she was representing several property owners who were requesting that the Town Board change the present zoning of these parcels from B-1 to B-2, as shown on a map she displayed. The subject parcels are located on the east side of NYS Route 13. A B-1 designation is more compatible with what the properties are being used for. An undated letter from Attorney Hertzberg, addressed to Richard Tupper, Town Supervisor, explained in detail the request for rezoning the subject parcels.

Chair Wickwire asked if there were any definite plans for any of these parcels. PZO Weber commented that Steve Terwilliger had previously appeared before this Board with a proposal for the McGee property.

With no further discussion, a motion was made by Member Renzi to send the request for the change of zone from a B-1 to a B-2 to the Cortland County Planning Department for their review. 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 #59 of 2014.

**Forkey Construction & Fabricating, Inc., Applicant/Borg Warner Morse TEC, Reputed Owner –
3690 Luker Road – TM #95.00-05-09.200 – Aquifer Protection District Special Permit**

Chair Wickwire acknowledged that there was no representative present to answer the Board's questions, but advised that the Permit request should be reviewed by Cortland County Planning.

With no further discussion, **a motion was made by Member Newell to send the Aquifer Protection District Permit request to the Cortland County Planning Department for their review. 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 #60 of 2014.

OTHER BUSINESS

- Member Renzi advised he had received a call from Pat Jordan who complained about Smith LPG's unsightly propane tanks on Route 13 that appeared to have no protection, e.g. bollards. She also reported that the Empire Tractor site was cluttered, and that there was an unpleasant odor coming from the new Byrne Dairy Plant. Member Renzi stated he advised her to contact Tom Williams, CEO. PZO Weber agreed to talk with Mr. Smith about relocating the tank(s) the way they were supposed to be on the approved Site Plan.
- Chair Wickwire asked about Best Western street sign. PZO Weber stated he had talked with Town Attorney John Folmer regarding this. Town Board will take care of the problem. Change in street name is causing problem with GPS regarding Best Western.

ADJOURNMENT

At 8:10 p.m., a motion to adjourn the meeting was made by Member Newell, seconded by Member DelVecchio, with all members present voting in the affirmative.


Joan E. Fitch, Board Secretary

E-mailed to Town, KW, JMF, CN,
NR, JD, DD, BW, TW, & DC on 10/28/14.