

**TOWN OF CORTLANDVILLE PLANNING BOARD**  
**Minutes of Regular Meeting - Tuesday, 27 June 2017 – 7:30 PM**  
**Town Hall Board Room – 3577 Terrace Road – Cortland, NY**

**Board Members** (\*absent)

Katherine Wickwire, Chairperson  
Christopher Newell  
Nicholas Renzi  
John A. DelVecchio  
Nasrin Parvizi

**Others Present**

Bruce Weber, Town Planning/Zoning Officer  
Joan E. Fitch, Board Secretary  
John B. Folmer, Town Attorney

**Applicants & Public Present**

Stanley Pierce, Applicant; Joe Reagan & Chuck Feiszli, PE for 3845 Route 281, LLC, Applicant; Andrew Porter for PROP, Inc., Applicant; Jared Pantella & Melissa Clark of LaBella Associates for Abundant Solar Power, Applicant; David Gower, Robin Pierce.

<b>REGULAR MEETING</b>
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**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 – 25 APRIL 2017**

**A motion was made by Member Chris Newell to approve the Minutes of the 25 April 2017 Planning Board meeting, as submitted. The motion was seconded by Member Nick Renzi, with the vote recorded as follows:**

<b>Ayes:</b> Chair Wickwire Member Newell Member Renzi Member DelVecchio Member Parvizi	<b>Nays:</b> None
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**Motion carried.**

**This becomes Action #42 of 2017.**

**OLD BUSINESS** - NONE

**NEW BUSINESS**

**Stanley Pierce, Applicant/Reputed Owner – 3118 South Cortland-Virgil Road – TM #105.00-01-56.000 – Subdivision of Land**

Chair Wickwire recognized the applicant who was seeking approval to subdivide this 74±-acre parcel into seven lots, with each lot no smaller than five acres. Each lot owner would be responsible for their own stormwater system, in compliance with Town regulations.

Chair Wickwire commented that the Board needed a map showing the roads on it, and Mr. Pierce produced one. The property is bounded by the South Cortland Virgil Road and Gallagher Road, as was indicated. Mr. Pierce stated he had a survey map in his vehicle and was given time to retrieve it to show the Board; he also had an aerial photo. He explained the subdivision in relation to the maps.

PZO Weber advised the applicant that he needed to have a survey done and bring in the required number of maps.

At the conclusion of the discussion, **a motion made by Member Renzi, to approve the subdivision of land, with each individual lot owner to be responsible for meeting the Town's Stormwater Regulations. The motion was seconded by Member Newell, with the vote recorded as follows:**

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

**Motion carried.**

**This becomes Action #43 of 2017.**

**3845 Route 281, LLC, Applicant/PROP, Inc., Reputed Owner – 3903-3911 NYS Route 281 – TM #86.17-01-02.111 AND 3901 West Road, LLC, Reputed Owner – 3909 NYS Route 281 – TM #86.17-01-02.120 – Conditional Permit for Proposed Auto Dealership**

Chair Wickwire recognized Joe Reagan who, in response to her question, explained that he will be keeping the existing building (formerly Ames Chevrolet), and combining the subject parcels, one of which is the former Tropical Motors. There will be no additions, just a new façade. Parking will be the same as before. In addition, he will be hiring additional employees.

PZO Weber advised Mr. Reagan that he may need variances for signage.

At the conclusion of a brief discussion, Chair Wickwire read aloud Part II of the Short Environmental Assessment Form. Negative responses were obtained to all questions in Part II. Therefore, it was determined by the Planning Board, **on a motion made by Member Newell, that the action, based on the information submitted, would not cause any significant adverse environmental impact, resulting in a Negative Declaration. 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 Newell</b>		
	<b>Member Renzi</b>		
	<b>Member DelVecchio</b>		
	<b>Member Parvizi</b>		

**Motion carried.**

**This becomes Action #44 of 2017.**

With no further discussion, **a motion was made by Member Renzi to approve the Conditional Permit, as requested. The motion was seconded by Member Newell, with the vote recorded as follows:**

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

**Motion carried.**

**This becomes Action #45 of 2017.**

**PROP, Inc., Applicant/Reputed Owner – 3903-3911 NYS Route 281 – TM #87.17-01-02.111 – Lot Line Adjustment**

Chair Wickwire recognized Andrew Porter who distributed a new survey map by Denkenberger & Greene, Land Surveyors, dated 6/26/17 which showed the proposed moving of a lot line 25± feet to the east and parallel to the current property line. The resultant parcel of 7,000± SF would be consolidated with TM #86.17-01-01.000. Mr. Porter stated that parking will not be affected.

With no further discussion, a motion was made by Member Newell to approve the Lot Line Adjustment, 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 Newell</b>		
	<b>Member Renzi</b>		
	<b>Member DelVecchio</b>		
	<b>Member Parvizi</b>		

Motion carried.

**This becomes Action #46 of 2017.**

**PROP, Inc. (Bestway), Applicant/Reputed Owner – 3877 Luker Road – TM #86.17-01-01.000 – Conditional Permit & Aquifer Protection District Special Permit – Proposed Warehouse**

Chair Wickwire recognized Andrew Porter, representing the applicant who was seeking a Conditional Permit and an Aquifer Protection District Special Permit to construct a 60 ft. by 200 ft. cold storage warehouse for lumber, at the location shown on the aerial maps accompanying the application. Also submitted was an Engineer's Report, dated 6/20/17, prepared by Brent A. Cross, PE, which detailed what was being proposed.

According to Mr. Porter, the warehouse would not be visible from Luker Road, and the northeast side of the facility will be completely enclosed, with access from Luker Road. The purpose is to store lumber out of the rain. There will be no sprinklers, no heat, no lights or water supply. He stated he had discussed this project with Pat Reidy of County Soil & Water.

With no further discussion, a motion was made by Member Newell to send the application to the Cortland County Planning Department for their review. The motion was seconded by Member Parvizi, with the vote recorded as follows:

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

Motion carried.

**This becomes Action #47 of 2017.**

**PROP, Inc. (Bestway), Applicant/Reputed Owner – 3839 West Road (NYS Route 281) – TM #86.17-02-04.100 – Lot Line Adjustment**

Chair Wickwire recognized Andrew Porter, representing the applicant who was seeking a Lot Line Adjustment which will allow the applicant to provide electric service to the subject building. This is a .623±-acre strip of land which runs from AutoZone on the Luker Road which will be combined with the applicant's property.

Town Attorney John Folmer asked Mr. Porter why they didn't complete the conveyance and then come before the Board; then they could say they owned the property and "we want it combined." "You're asking this Board to adjust a lot line to incorporate property that you don't own into property that you presently own." PZO Weber explains that "PROP is here to say we wish to purchase this portion of this adjoining parcel, and when we purchase it we will combine it with our parcel." He continued, "It won't be adjusted until the purchase is conveyed." Attorney Folmer that advised that the Board's motion should include this.

At the conclusion of the discussion, **a motion was made by Member Newell to approve the Lot Line Adjustment, contingent upon completion of the purchase of the property that's described. 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 Newell</b>		
	<b>Member Renzi</b>		
	<b>Member DelVecchio</b>		
	<b>Member Parvizi</b>		

**Motion carried.**

**This becomes Action #48 of 2017.**

**Abundant Solar Power, Inc., Applicant/Barden & Robeson Corp., Reputed Owner – Wellington Drive – TM #95.20-03-01.000 – Change of Zone, Conditional Permit & Aquifer Protection District Special Permit - Proposed Community Solar Grid**

PZO Weber advised the Board that this property, which is located on a vacant lot at the end of Wellington Drive immediately west of Walden Oaks Golf Course, is part of a Planned Unit Development and will require a Change of Zone (to Agriculture) to proceed further to construct a solar array for use as a community solar grid.

Chair Wickwire recognized Jared Pantella and Melissa Clark, of Abundant Solar Power, who made a PowerPoint presentation which explained, in detail, about the company and what was planned, what it was, how it worked, visual screening, what it will look like, the benefits, etc. The proposed “array” requires maintenance about four times a year, and there is a “decommissioning plan” included which would return the site to its original condition. Usual life of the facility is 25 to 30 years. The property contains 16± acres and the fenced-in array (7500 panels) will cover about 3.5 acres; 2 megawatts will be generated. Mr. Pantella showed photos of their array in Dryden which is owned by Cornell University.

Chair Wickwire asked about traffic on Wellington Drive, and Mr. Pantella stated that the largest amount of traffic would be during construction; after construction, the only traffic would be the routine maintenance, four times a year. The proposed array would be approximately 60 feet from the creek.

Mr. Pantella indicated that the first step in the “process” was to obtain a Change of Zone to Agriculture, rather than a PUD. This would be done through the Cortlandville Town Board. Abundant Solar Power plans to purchase the property if this is approved. PZO Weber commented that the area's density would not be affected at all. The applicant needs a determination by September in order to proceed with the purchase.

PZO Weber advised that the applications need to be referred to the Cortland County Planning Board for their review.

At the conclusion of this extensive discussion, including many technical questions being answered by Melissa Clark, **a motion was made by Member Newell to send the applications for a Change of Zone, Conditional Permit, and Aquifer Protection District Special Permit to the Cortland County Planning Department for their review. 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 Newell</b>		
	<b>Member Renzi</b>		
	<b>Member DelVecchio</b>		
	<b>Member Parvizi</b>		

**Motion carried.**

**This becomes Action #49 of 2017.**

## **OTHER MATTERS**

- **Training Information** was distributed to Board Members.
- **Route 13 Rocks, LLC, Applicant/Christopher Henry Holdings, LLC, Reputed Owner (dba Cortlandville Sand & Gravel)** – Attorney Folmer reported he had talked with the NYSDEC regarding this application, and that the Town wants to be Lead Agency under SEQRA. Received email from them today requesting additional information by July 10<sup>th</sup>. He stated that he and PZO Weber will respond to their request.

## **ADJOURNMENT**

At 9 p.m., a motion to adjourn the meeting was made by Member Newell, seconded by Member Parvizi, with all members present voting in the affirmative.

A handwritten signature in blue ink, reading "Joan E. Fitch", is written over a horizontal line.

Joan E. Fitch, Board Secretary

E-mailed to Town Clerk, JBF, PB Members,  
DD, BW, KM & DC on 8/22/17.