

**TOWN OF CORTLANDVILLE PLANNING BOARD**  
**Minutes of Regular Meeting - Tuesday, 29 April 2014 – 7:30 PM**  
**Town Hall Board Room – 3577 Terrace Road – Cortland, NY**

**Board Members** (\*absent)

Katherine Wickwire, Chairperson  
Christopher Newell, Acting Chair  
Nicholas Renzi  
John M. Finamore  
John A. DelVecchio

**Others Present**

Bruce Weber, Town Planning/Zoning Officer  
Joan E. Fitch, Board Secretary

**Applicants & Public Present**

Mark & Molly Harrington, Applicants; Dennis Rew, Applicant; Erik Watson for Watson Engineering, Applicant; Rod Ives, Glenn Anderson, Marty Pikarsky, Make Major; Tyrone Heppard, Cortland Standard Reporter; Eric Mulvihill.

<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 MARCH 2014**

A motion was made by Member Nick Renzi to approve the Minutes of the 25 March 2014 meeting, as submitted. The motion was seconded by Member Chris Newell, with the vote recorded as follows:

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

**This becomes Action #27 of 2014.**

**OLD BUSINESS**

**James Aldrich (dba Tori's Garden Market), Applicant/Jeffrey Campbell, Reputed Owner – 3957 US Route 11 (Polkville) – TM #87.13-01-41.100 – Conditional Permit for Seasonal Produce Market**  
(Board Member John DelVecchio recused himself from this agenda item as the applicant is a client.)

Chair Wickwire stated that the Planning Board, at its 25 March 2014 meeting, did not include clarify the term when the garden market could operate, even though it was discussed.

A motion was then made by Member Newell to add “2014” to the Conditional Permit approved 25 March 2014 to clarify the term for the proposed 2014 seasonal produce market. The motion was seconded by Member John Finamore, with the vote recorded as follows:

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

**This becomes Action #28 of 2014.**

**Gutchess Lumber Co., Inc., Applicant/Reputed Owner – NYS Route 281, McLean & Stupke Roads – TM #s 95.12-0-19, 95.11-3-18, 95.15-1-12, 13, 14.11, 14.12 & 14.2 AND DeMarchi, Reputed Owner – NYS Route 281 – TM #95.12-1-13 AND NYS, Reputed Owner – NYS Route 281 – TM #95.12-1-12 AND (T) Cortlandville, Reputed Owner – NYS Route 281 – TM #s 95.16-1-5 & 7 – Proposed Rezoning**  
(Reference is made to this Board's Minutes of 25 February 2014 wherein there is an explanation of the applicant's request to rezone these properties to Industrial.)

PZO Bruce Weber informed the Board that their packet for this meeting included an email from Dan Dineen, Director of the Cortland County Planning Department (dated 3/24/14) stating that they had tabled this Zoning Map Amendment request, and suggested that the Cortlandville Planning Board request additional information from the applicant at this meeting.

Member Renzi thought the applicant should be asked what kind of buffer they would provide between the rezoned properties and the residential areas. Chair Wickwire wanted to make sure that the existing buffer on Lamont would stay. Member Renzi also felt that the boundaries could be more defined with regard to the residential areas. Chair Wickwire once again was concerned with the McLean Road properties. She said she would talk with Town Attorney John Folmer.

With no further discussion, **a motion was made by Member Newell to postpone this matter until the 27 May 2014 meeting of this Board to receive input from the Cortland County Planning Board. 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 Finamore</b>		
	<b>Member DeVecchio</b>		

**Motion carried.**

**This becomes Action #29 of 2014.**

## **NEW BUSINESS**

**Mark & Molly Harrington, Applicants/Reputed Owners – Wellington Drive – TM #s 105.08-02-01 & 04 – Subdivision of Land**

Chair Wickwire recognized the applicants who explained that they were seeking approval to combine four lots into three lots to make each lot larger, as shown on a portion of the tax map accompanying their application.

With no further discussion, **a motion was made by Member Newell to approve the subdivision of land, as requested. The motion was seconded by Member Finamore, 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 Finamore</b>		
	<b>Member DeVecchio</b>		

**Motion carried.**

**This becomes Action #30 of 2014.**

**Dennis W. & Patricia D. Rew, Applicants/Reputed Owners – 1065 Gallagher Road – TM #106.00-09-19.000 – Subdivision of Land**

Chair Wickwire recognized the applicants who were seeking approval to subdivide a 300± ft. by 350± ft. lot out of their main 134± acre parcel, as shown on a portion of the tax map accompanying their application.

With no further discussion, a **motion was made by Member Newell to approve the subdivision of land, as requested. The motion was seconded by Member 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 #31 of 2014.**

**DMK Development, LLC – 706 NYS Route 14 – Sketch Plan Conference for Proposed Tractor Supply Co., Inc.**

Chair Wickwire recognized Rodney Ives, Jr., PE, of Napierala Consulting, Manlius, NY, representing DMK Development, LLC, who had requested a Sketch Plan Conference to go over the drawings submitted to the Board. Tractor Supply Co., Inc. (TSC) plans to build a new facility on a 78.5± acre parcel of which they will utilize approximately five acres, as shown on the Site Plan.

Engineer Ives provided a cursory review of what was being planned for the site. Chair Wickwire stated that the Empire Tractor site farther to the west on Route 13 had an “awful lot of trash” out back, and she did not want to see that kind of a negative at this new site. Accommodations have been made for a “trailer display area.”

Chair Wickwire asked about the future utilization of the remaining 74± acres, and Mr. Ives stated that the developer has not decided what they wanted to do with it. DMK is the developer, and TSC is the lessee. Mr. Ives stated they had submitted their plan to the NYSDOT, and have started putting together a Site Plan package for this Board, including a Landscaping Plan. They have also talked with the Town’s Water and Sewer Department.

The Board questioned the appearance of trash/junk in the aerial photo accompanying the materials submitted for this meeting. Mr. Ives stated that the “junk” was on someone else’s property that is being used as a dumping area. He did not know if there was legal access to the dumpsite. PZO Weber stated he would mention this to CEO Tom Williams for his investigation.

Member Renzi provided Mr. Ives with a list of what should be included on the plans for the Board’s review. In answer to the Board’s question, the engineer stated that they would like to have “a shovel in the ground” by July of this year. PZO Weber then advised of the timetable for obtaining approvals.

Mr. Ives stated he will be returning before the Board for Site Plan Review.

**No Action Taken.**

**Phi Nguyen, Applicant/Reputed Owner – 762 NYS Route 13 – TM #105.11-01-01.000 – Site Plan for Proposed Nail Salon**

Chair Wickwire recognized Glenn Anderson, representing the owner who was seeking approval for a change in use of a vacant building formerly utilized as a used car dealership, as described in the narrative accompanying the application, and as shown on the survey map (former lands of Cincotta).

The existing building will be renovated to accommodate the proposed nail salon, including changing the front, new windows and siding.

With no further discussion, **a motion was made by Member Newell to approve the Site Plan for the proposed nail salon, as requested. 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 #32 of 2014.**

**Watson Engineering, Applicant/Pyrotek Inc., Reputed Owner – 641 NYS Route 13 – TM #105.00-03-12.000 – Conditional & Aquifer Protection District Special Permit – Proposed Warehouse**

Chair Wickwire recognized Mike Major of Watson Engineering, representing the owner, who was seeking a Conditional Permit to construct a new 39,000 SF warehouse alongside the former Monarch building to house non-combustible materials. A 24-foot wide access road will be provided to the building. All stormwater runoff will be directed to a pond just off Route 13, designed to hold required storm events.

The building will look similar to what Essex Steel building is now (beige). Chair Wickwire advised that the Board would like the new building to be pleasing aesthetically. Mr. Major commented that they plan to have a stone façade to make it look nice.

Member Renzi commented on the excellent drawings provided to the Board with regard to organization, clarity, and detail. He then asked the questions he had prepared for the applicant, a copy of which has been placed on file for the record. With regard to exterior lighting, there will be four lights on the “long side, equally spaced, and two on both short sides.” Turning requirements for fire-fighting equipment has been taken into consideration. Rain gutters will be piped into the stormwater system. No additional employee parking will be required. Proposed warehouse access will be weekly, 12± hours (7 a.m. to 7 p.m.). No landscaping plan provided, but will have grassy areas; Member Renzi advised that a little landscaping goes a long way. Snow storage area was shown to the Board members; Member Renzi asked that this be designated on the drawing. Stormwater pond on Dwg. C101 has been calculated and contained in SWPPP submitted to Pat Reidy. Proposed warehouse to be complete by the end of September.

The Planning Board requested a rendering of what the building will look like, and they also requested a Landscaping Plan.

After a brief discussion, **a motion was made by Member Renzi to send the applications 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**

**Abstain: Member DelVecchio**

**Motion carried.**

**This becomes Action #33 of 2014.**

**Finamore Properties LLC, Applicant/Reputed Owner – 3892 Highland Road – TM #85.19-01-08.000 – Subdivision of Land**

Chair Wickwire acknowledged John Finamore who explained that he was seeking approval to subdivide this parcel of land straight down the middle, as shown on a copy of a survey map accompanying the application. There is sufficient road frontage for the proposed two lots.

With no further discussion, **a motion was made by Member Renzi to approve the subdivision of land 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 DelVecchio**

**Abstain: Member Finamore**

**Motion carried.**

**This becomes Action #34 of 2014.**

**OTHER BUSINESS**

**Pall Corporation - Storage Trailers at Former SCM Parking Lot**

(At the 25 February 2014 meeting of this Board, Member Finamore reported that 6± storage trailers had been placed at the rear (northwest corner) of this parking lot, off Lime Hollow Road.)

The Board had received a colored aerial photograph of the subject parking lot which indicated the area that Pall wished to utilize for this type of storage. The Board agreed that this was an acceptable placement of the trailers.

**A motion was then made by Member Renzi that the Town of Cortlandville Planning Board accepts the aerial photo indicating placement of equipment in the parking lot. 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 #35 of 2014.**

**Clearmideo Meeting**

Member Renzi reported on a meeting regarding contamination. Another meeting will be called to discuss the report.

**Rescue Mission Trailer on McLean Road**


Member Renzi reported there were five bundles of clothing, etc., deposited outside this donation trailer. Chair Wickwire also observed an ample amount of bags, etc., placed outside the trailer on Good Friday; it was a mess. Board discussed the failure to remove the trailer as requested. Member Renzi suggested inviting representative to come back to the next meeting to answer their questions.

**Motor Homes in Dr. Hawkins' Parking Lot on NYS Route 281**

It was noted that the motor homes have now returned to this parking lot.

**ADJOURNMENT**

At 8:30 p.m., a motion to adjourn the meeting was made by Member Newell, seconded by Member Renzi, with all members present voting in the affirmative.

  
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Joan E. Fitch, Board Secretary

E-mailed to Town, KW, JMF, CN,  
EA, NR, JF, BW, TW, & DC on 5/27/14.