

**TOWN OF CORTLANDVILLE PLANNING BOARD**  
**Minutes of Regular Meeting - Tuesday, 30 April 2013 – 7:30 PM**  
**Town Hall Board Room – 3577 Terrace Road – Cortland, NY**

**Board Members** (\*absent)

Katherine Wickwire, Chairperson  
Christopher Newell  
Nicholas Renzi  
Elizabeth Ambrose  
John M. Finamore

**Others Present**

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

**Applicants & Public Present**

Geoff Tyrrell, Applicant; Nancy McMahon, Applicant; David Law, Applicant; Amy Bauer, Tammy Piker.

<b>REGULAR MEETING</b>
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**The Regular Meeting of the Town of Cortlandville Planning Board was called to order by Chairperson Katherine Wickwire at 7:30 p.m.**

**OLD BUSINESS**

**Lime Hollow Nature Center, Inc., Applicant/Reputed Owner – 3277 Gracie Road – TM #s 105.05-01-13.110 & 12.110 – Proposed Environmental Education Center**

It is noted for the record that this application was removed from the Agenda at the request of the applicant.

**No Action Taken.**

**Geoffrey Tyrrell, Applicant/Faith Frost, Reputed Owner (Jamie Yaman on Agenda) – 3561 Page Green Road – TM #96.00-01-23.000 – Two-Lot Subdivision of Land**

(Reference is made to the 26 March 2013 Minutes regarding this application. At that time, the Board requested a better sketch, with dimensions, of what the applicant wants to do.)

Chair Wickwire recognized the applicant who was seeking approval to subdivide this 89.9±-acre parcel into two lots of approximately equal acreage, as shown on the drawing submitted. The previous drawing had no dimensions given on Page Green Road; it has now been “sketched out” to show there is a 60-foot wide strip left for a future road.

**With no further discussion, a motion was made by Member Chris Newell to approve the two-lot subdivision as requested. The motion was seconded by Member John Finamore, with the vote recorded as follows:**

**Ayes:** Chair Wickwire  
Member Newell  
Member Renzi  
Member Ambrose  
Member Finamore

**Nays:** None

**Motion carried.**

**This becomes Action #21 of 2013.**

**CNY Power Sports, Applicant/David Law, Reputed Owner – 3871 US Route 11 – TM #87.00-04-04.000 – Conditional Permit for Used Fuel/Vegetable Oil Storage**

(Reference is made to the 26 March 2013 Minutes of this Board wherein the applicant was asked to come back with a more detailed plan regarding this oil storage facility.)

Chair Wickwire recognized the owner who had provided the Board with the requested plan which indicated a 16' by 16' containment system that will hold 957± gallons of fuel oil; vegetable oil storage was not a major concern. Mr. Law explained how the containment system was configured.

With no further questions, **a motion was made by Member Nick Renzi to approve the Conditional Permit, as requested. The motion was seconded by Member Elizabeth Ambrose, 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 Ambrose</b>		
	<b>Member Finamore</b>		

**Motion carried.**

**This becomes Action #22 of 2013.**

**NEW BUSINESS**

**Nancy McMahon, Applicant/Farmington Lawn Care, Inc. (Country Max), Reputed Owner – 980 NYS Route 13 – TM #96.13-01-05.000 – Conditional Permit – Proposed C'ville Farmer's Market**

Chair Wickwire recognized the applicant who explained that she was looking for a Conditional Permit to set up a farmer's market in the Country Max parking lot, as shown on the sketch accompanying the application. The market would operate on Thursdays from 3 p.m. to 7 p.m. and Saturdays from 10 a.m. to 2 p.m. They will sell NYS-grown products, but nothing that Country Max sells. The proposed market would be governed by Ag & Markets regulations. Country Max was very supportive.

Member Renzi commented that parking in this lot is "tight," and Saturday is the most congested time of the week. He felt it was a nice idea, but the wrong spot.

Ms. McMahon informed the Board that from 10 to 12 vendors would be involved; they have seven interested right now, and they hoped to be open by Mother's Day weekend. Any more than 12 vendors would necessitate returning before this Board for a revised permit. Member Newell felt the number of vendors should be limited.

Member Ambrose thought the idea was "quaint" and she liked it. Chair Wickwire thought they should try it first to see how it would go. PZO Weber advised that a permit would be needed for any signage.

At the conclusion of their discussion, **a motion was made by Member Newell to approve a Conditional Permit for the proposed Cortlandville Farmer's Market from May 1<sup>st</sup> thru November 15<sup>th</sup>, with a maximum of twelve (12) vendors placed as shown on the drawing submitted with the application. The motion was seconded by Member Ambrose, with the vote recorded as follows:**

<b>Ayes:</b>	<b>Chair Wickwire</b>	<b>Nays:</b>	<b>Member Renzi</b>
	<b>Member Newell</b>		
	<b>Member Ambrose</b>		
	<b>Member Finamore</b>		

**Motion carried.**

**This becomes Action #23 of 2013.**

## **OTHER MATTERS**

- ✓ **Training Announcements** – Chair Wickwire provided information regarding two upcoming training sessions, a GIS on 5/15; let her know by 5/8 if planning to attend. The second training would be 6/3, given by the Cortland County Planning Department. Response needed by May 24<sup>th</sup>.
- ✓ **Wind Energy Facilities – Local Law** – Board members received revised copy; result of everyone's comments/input. Town Attorney John Folmer addressed the Board and informed them that the Town Board had introduced this Law last week and had taken into consideration comments put forth by others. Under the SEQR process, the Town Board will act as Lead Agency. Both the ZBA and Planning Board will have an opportunity to make any comments they wish. A public hearing will be scheduled for May 15<sup>th</sup>, and comments will be taken right up until June 19<sup>th</sup>. Current moratorium expires at the end of June. Chair Wickwire thought setback should be based on height of particular tower. Member Finamore asked if there's a maximum wind speed. Attorney Folmer said he was glad to take any suggestions from the Board.
- ✓ **Dr. Hawkins' Parking Lot** – Member Renzi said there were now four motor homes there and a lawn-mowing trailer. Attorney Folmer will ask CEO Williams to take a look at it. PZO Weber gave the Board two avenues they could pursue. He stated this continues to be not in conformance with their Site Plan; the decision rests with this Board. Board members should review property and determine if it is in compliance or not, and decide at next Board meeting if they want to go through process to revoke their permit.
- ✓ **Jim Stevens' Property** – Member Newell advised trees are being removed; is it up for sale or a subdivision? PZO Weber responded there's been no subdivision request, but he understands that Bell property on Blue Creek Road may have filed a subdivision, or sorts, up there but that has not been approved either. PZO Weber has discussed this with both Mr. Bell and Mr. Stevens; not aware of anything going on on property off 281.
- ✓ **Westmoreland Heights – Jim Reeners** – PZO Weber distributed a revision to what he previously had submitted regarding his proposed change of zone to an R-3 for a senior living community. This has been forwarded to County Planning at direction of Town Board. Next Board meeting, members should have County's recommendations.
- ✓ **John Barden** – Member Finamore commented that he thinks this Route 13 property looks better, but he has too many vehicles. PZO Weber responded he not only has too many vehicles, but he's parking them where he is not supposed to. PZO Weber met with Barden's attorney, Larry Knickerbocker, who will get together with his client and come up with a revised Site Plan that will come before this Board.

## **ADJOURNMENT**

At 8:20 p.m., a motion to adjourn the meeting was made by Member Newell, seconded by Member Ambrose, with all members present voting in the affirmative.

  
Joan E. Fitch, Board Secretary

E-mailed to Town, KW, JMF,  
CN,  
EA, NR, JF, TW & BW on 6/11/13.