

TOWN OF CORTLANDVILLE PLANNING BOARD
Minutes of Regular Meeting - Tuesday, 29 May 2012 - 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

Bob Lucas of Empire Tractor, Applicant; Attorney Mike Shafer & Andrew Porter, for Bestway of NY, Applicant; Roxanne Wehnke, Applicant; Bob Frazee, Applicant; Daniel Borden, Applicant; Peter Detor of Sun Auto Warehouse, Applicant; Lowell Dewey & John Cleary for C & S, Applicant; James Knittel for Cazenovia Equipment, Applicant; Ravi & Bharti Desai; Matt Nojiri (Cortland Standard Reporter).

REGULAR MEETING

The Regular Meeting of the Town of Cortlandville Planning Board was called to order by Chairperson Katherine Wickwire at 7:33 p.m.

APPROVAL OF MINUTES - 24 APRIL 2012

A motion was made by Member Chris Newell to approve the Minutes of the 24 April 2012 Planning Board meeting, as submitted. The motion was seconded by Member Nick Renzi, with the vote recorded as follows:

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

Nays: None

Absent: Member Ambrose

Motion carried.

This becomes Action #27 of 2012.

OLD BUSINESS

Bestway of New York, Inc., Applicant/Bestway Enterprises, Inc., Reputed Owner - Luker Road - TM #86.17-02-01.000 - Conditional & APDSP for Proposed Mechanic's Building

Chair Wickwire recognized Andrew Porter and Attorney Mike Shafer, representing the applicant who was seeking approval to construct a 10,000 SF building to house a mechanic's shop to service their own vehicles, as shown in the attachments to the applications.

Attorney Shafer reported that Andrew Porter had met with Patrick Reidy of County Soil & Water today. PZO Weber requested lot coverage information from Mr. Porter; it was on the plan. In response to the Board's question, the roof of the proposed building is pitched. Member Renzi asked the representatives to indicate proposed vegetation on the drawing. Chair Wickwire asked how far the project was from the Cortland Water Works property; quite a distance. The proposed building has public water and sewer. Member Renzi advised that SWPPP should be completed,

and also that driveway(s) should be constructed to NSDOT spec; Attorney Shafer responded that that specification was too severe for what was needed.

At the conclusion of the discussion, **a motion was made by Member Newell to send the applications for a Conditional Permit and Aquifer Protection District Special Permit for the proposed 10,000 SF building to the Cortland County Planning Department for their review. The motion was seconded by Member John Finamore, with the vote recorded as follows:**

Ayes: Chair Wickwire

Nays: None

Member Newell

Member Renzi

Member Finamore

Absent: Member Ambrose

Motion carried.

This becomes Action #28 of 2012.

James & Robert Lucas, Applicants/Reputed Owners (Empire Tractor) – NYS Route 13 (So. Cortland) – TM #105.00-01-48.100 – Revised Site Plan

(The Board, at last month's meeting, had reported that this new facility was unsightly and not in keeping with their original Site Plan. This plan was reviewed at the April meeting of this Board and, at that time, forwarded to County Planning for their review.)

Chair Wickwire recognized Bob Lucas who said he was in receipt of the County's comments contained in their Resolution No. 12-17 of XX May 2012. The recommendations contained therein were reviewed one-by-one with Mr. Lucas, as follows:

- ✓ Item 1 – Will put down one foot of gravel.
- ✓ Item 2 – Chair Wickwire will work with applicant on landscaping/buffer.
- ✓ Items 3 & 4 – self-explanatory.
- ✓ Item 5 – applicant will have to move some equipment back to comply.
- ✓ Item 6 – will get this from Engineer Chuck Feiszli.
- ✓ Item 7 – PZO Weber commented that applicant has now disturbed an additional area so needs to check with the NYSDEC regarding filing of a Notice of Intent.
- ✓ Item 8 – Mr. Lucas agreed to put a culvert there.
- ✓ Item 9 – PZO Weber stated he had talked with applicant about this; CEO Tom Williams will follow up.
- ✓ Item 10 – self-explanatory.
- ✓ Item 11 – Mr. Lucas affirmed that cost was less than \$150,000.

Chair Wickwire stated that there needs to be a good landscaping plan for this site. Mr. Lucas stated that he had put plantings out front. Member Renzi advised him to sit down with Engineer Feiszli to go over the County's recommendations and modify the Site Plan to address them. Chair Wickwire commented that the County was not happy with the way this site looks. Mr. Lucas agreed to discuss the subject items with his engineer.

With no further discussion, a motion was made by Member Renzi to postpone review of the Revised Site Plan. The motion was seconded by Member Finamore, with the vote recorded as follows:

Ayes: Chair Wickwire
Member Newell
Member Renzi
Member Finamore

Nays: None

Absent: Member Ambrose

Motion carried.

This becomes Action #29 of 2012.

NEW BUSINESS

Roxanne Wehnke (dba Big Mike's BBQ), Applicant/John May, Reputed Owner – 3554 NYS Route 281 – TM #95.16-01-17.100 – Conditional Permit – Proposed Food Vending Truck

Chair Wickwire recognized the applicant who was seeking a Conditional Permit to operate a mobile food-vending truck from this location, as shown on the sketch accompanying the application. PZO Weber commented that this business was like a drive-thru restaurant. Ms. Wehnke stated she would like to operate this business from spring until late fall, seven days a week from 10 AM until 7 or 8 PM. She also would like to have a second location at Tropical Wheels on NYS Route 281, north of this parcel; this will be handled separately. PZO Weber advised the Board that they could approve both permits, but the applicant would have to fill out a separate application for the Tropical Wheels site.

Ms. Wehnke stated that food truck had blinking lights on it to make it more visible. PZO Weber stated if she planned on having these lights, she would have to obtain a variance from the Town's Zoning Board of Appeals.

With no further discussion, a motion was made by Member Finamore to approve the Conditional Permit for the mobile food vending truck from April until 1 November 2012. The motion was seconded by Member Renzi, with the vote recorded as follows:

Ayes: Chair Wickwire
Member Newell
Member Renzi
Member Finamore

Nays: None

Absent: Member Ambrose

Motion carried.

This becomes Action #30 of 2012.

Roxanne Wehnke (dba Big Mike's BBQ), Applicant/Steve Timmons(?), Reputed Owner – 3901± NYS Route 281 – TM #??????? – Conditional Permit – Proposed Food Vending Truck

With no further discussion, a motion was made by Member Finamore to approve the Conditional Permit for the mobile food vending truck from April until 1 November 2012. The motion was seconded by Member Renzi, with the vote recorded as follows:

Ayes: Chair Wickwire
Member Newell
Member Renzi
Member Finamore

Nays: None

Absent: Member Ambrose

Motion carried.

This becomes Action #31 of 2012.

Sun Auto Warehouse, Applicant/Cortland Commerce Center, LLC, Reputed Owner – 839 NYS Route 13 (former SCM Parking Lot) – TM #95.10-01.100 – Conditional Permit for Car Storage

Chair Wickwire recognized Peter Detor, General Manager of Sun Auto Warehouse of Cortland, who was seeking a Conditional Permit to park their excess inventory at this location, as shown on the sketch accompanying the application. Customers do not visit this site; vehicles are driven to their facility on NYS Route 281, when needed. He stated that they rented this area of the lot on a month-to-month basis. Chair Wickwire suggested going with a two-year time limit; the Board agreed.

With no further discussion, **a motion was made by Member Newell to approve the Conditional Permit for car storage, as requested, for a period of two years. The motion was seconded by Member Finamore, with the vote recorded as follows:**

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

Nays: None

Absent: Member Ambrose

Motion carried.

This becomes Action #32 of 2012.

C&S Companies, Applicant/Ravi & Bharti Desai, Reputed Owners – NYS Route 13 (So. Cortland) – TM #105.00-03-08.000 – Sketch Plan Review for Proposed Best Western Hotel

Chair Wickwire recognized Lowell Dewey of C&S, who presented the Board with a concept for a new three-story, 64-room Best Western Hotel to be constructed by the owners at the corner of NYS Route 13 and Finger Lakes East Drive, adjacent Shipwreck Golf. Aerial photo of site, along with landscaping plan, etc. was displayed for the Board. Lighting onsite will be down lighting, he said. They have already talked with the NYSDOT about access from Route. There will also be access off of Finger Lakes East Drive. The plans are almost ready, according to Mr. Dewey; they are just waiting for tonight's comments from the Board.

Two alternate parking plans were shown; the Board preferred the one with parking at the rear of the hotel. Member Renzi asked if a connecting walkway had been planned for access to the adjacent Shipwreck Golf. No, it had not, commented Mr. Dewey, but he thought it might be a good idea.

Mr. Dewey stated that they would like to come back before the Board as soon as possible; PZO Weber informed him that all plans would have to be submitted by Friday of this week in order to meet County Planning's deadline. C&S will get that done.

Proposed building materials were discussed; the Board would like to see samples of what was planned for the exterior.

With no further discussion, **a motion was made by Member Renzi to forward the plans for the proposed Best Western Hotel 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
Member Newell
Member Renzi
Member Finamore**

Nays: None

Absent: Member Ambrose

Motion carried.

This becomes Action #33 of 2012.

Robert Frazee, Applicant/Cazenovia Equipment, Reputed Owner – US Route 11 (Polkville) – TM #97.00-02-06.000 – Sketch Plan Review for Proposed Building Addition

Chair Wickwire recognized the applicant and the architect, James R. Knittel, who presented information for a proposed 100 ft. by 76 ft. addition to the business's existing facility, as shown on a portion of a survey map. The addition would be utilized as a service shop. The construction cost would be over \$150,000; an Aquifer Protection District Special Permit will be required. There will be no new curb cuts. Mr. Frazee was advised to have their engineer look into a Stormwater Pollution Prevention Plan.

No Action Taken.

Daniel Borden, Applicant/Harry & William Newcomb, Reputed Owners – 3861 NYS Route 281 (Sun Auto Site) – TM #86.17-01-11.100 – Conditional Permit - Proposed Auto Detailing Structure

Chair Wickwire recognized the applicant and his brother, who were seeking a Conditional Permit to erect a temporary greenhouse-type, 10 ft. by 20 ft. by 8-ft. high structure in which they would do detailing of Sun Auto's sale vehicles. The pole structure, with plastic outer covering would be located to the rear (Luker Road) of the auto dealership, as shown on the sketch accompanying the application. One vehicle at a time would be worked on; no water was used, so there would be no runoff. They would like to remain at this location until November.

PZO Weber reminded the applicant that the structure could not be placed on a grassy area; Mr. Borden responded that it will be located in the parking area and would not be visible from Route 281.

With no further discussion, **a motion was made by Member Newell to approve the Conditional Permit for the proposed auto detailing structure, as requested, until 1 December 2012. The motion was seconded by Member Renzi, with the vote recorded as follows:**

Ayes: Chair Wickwire

Nays: None

Member Newell

Member Renzi

Member Finamore

Absent: Member Ambrose

Motion carried.

This becomes Action #34 of 2012.

OTHER BUSINESS

- ✓ **Motor Homes Parking Behind Dr. Hawkins' Office on NYS Route 281** - PZO Weber reported that Attorney Mike Shafer will be contacting his client tomorrow or the day after regarding this violation.
- ✓ **Rite Aid** - Member Renzi reported three containers onsite; PZO Weber stated they were doing renovations.
- ✓ **Walmart** - Member Renzi reported outside storage.
- ✓ **Former Golden Skillet Restaurant @ Cortlandville Crossing** - Town Attorney Folmer apprised the Board that this fire-damaged building needs to be torn down. If Town does it, it would be added to owner's tax bill; if owner does it, owner pays. Attorney Folmer received clarification from PZO Weber regarding non-conforming use/grandfathered status.
- ✓ **Walgreen's** - PZO Weber reported no progress.

ADJOURNMENT

At 9:05 p.m., a motion to adjourn the meeting was made by Member Newell, seconded by Member Finamore, with all members present voting in the affirmative.


Joan E. Fitch, Board Secretary

E-mailed to Town, KW, JMF, CN,
EA, NR, JF & BW on 6/4/12.