

**TOWN OF CORTLANDVILLE PLANNING BOARD**  
**Minutes of Regular Meeting - Tuesday, 24 April 2018 – 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  
John B. Folmer, Town Attorney  
Joan E. Fitch, Board Secretary

**Applicants & Public Present**

Brian Pendell for Cortlandville Fire District, Applicant; Luke Burhans, Applicant; John DelVecchio, Applicant; Peter Detor(?) for Sun Auto, Applicant; Barb & Greg Leach, Courtney Metcalf, Tony Cincotta, Larry Biviano.

<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 – 27 MARCH 2018**

**A motion was made by Member Chris Newell to approve the Minutes of the 27 March 2018 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 DelVecchio  
Member Parvizi**

**Nays: None**

**Motion carried.**

**This becomes Action #19 of 2018.**

**OLD BUSINESS**

**Cortlandville Fire District, Applicant/Reputed Owner - 999 NYS Route 13 – TM #96.09-02-05.000 – Subdivision, Conditional Permit & Aquifer Protection District Special Permit – Proposed Live Fire Training Tower & Educational Facility**

Chair Wickwire recognized Brian Pendell, representing the applicant who was seeking a Subdivision, Conditional Permit, and an Aquifer Protection District Special Permit for a proposed Live Fire Training Tower and Educational Facility, all as thoroughly described to the Board at their 27 March 2018 meeting. Reference is made to those Minutes for additional details.

Chair Wickwire asked if the applicant had received a copy of the Cortland County Planning Department's staff report, and the County Planning Board's Resolution pertaining to this application, and Mr. Pendell responded that they had. She referred to the "Analysis" in the staff report regarding the proposed facility "would not use any foam or liquid to ignite the fires and the Fire District has prepared a resolution to be submitted to the Town . . ." Mr. Pendell then distributed a copy of the Board of Fire Commissioners' 17 April 2018 Resolution to the Board, PZO, and Secretary for the record.

With no further questions or discussion, a motion was made by Member Newell to approve the Subdivision for the proposed Live Fire Training Facility, as requested. The motion was seconded by Member Nasrin 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 #20 of 2018.**

A motion was then made by Member Newell to approve the Conditional Permit for the proposed Live Fire Training Facility, as requested, and incorporating Items 1, 2, and 3 of the Cortland County Planning Board's Resolution No. 18-15 of 18 April 2018, and with a recommendation to the Town Board that they issue an Aquifer Protection District Special Permit and act as Lead Agency under SEQRA. The motion was seconded by Member Nick 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 #21 of 2018.**

## **NEW BUSINESS**

### **Solar Zoning Text Amendment**

Chair Wickwire commented that the Town is seeking to adopt a zoning text amendment to incorporate regulations pertaining to Solar Energy Systems; Board Member Parvizi is a member of the committee that drafted the proposed amendment. This Board had reviewed the proposed amendment and also the County Planning Board's comments.

Chair Wickwire thought there had been a mistake(s) in the County Report: on page 2, second line, "is larger than three thousand acres. . ." should not be "acres," but feet. The Board agreed. On page 3, b. i., under Lot Coverage, third line, "mother" should be "other." Other clarifications were made.

At the conclusion of the Board's review, a motion was made by Member Parvizi that the Town of Cortlandville Planning Board recommends to the Town Board that they adopt the Solar Zoning Text Amendment. 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 #22 of 2018.**

Board members gratefully acknowledged Member Parvizi's work on this amendment.

**John DelVecchio, Applicant/Reputed Owner - 1709 NYS Route 13 - TM #77.17-01-06.000 - Lot Line Adjustment**

Chair Wickwire recognized the applicant who was seeking a 25-foot lot line adjustment to install a driveway from Route 13 to the his adjacent Tax Map #77.17-01-07.00 in order to preserve the large maple trees located on the southeast lot line, as shown on the aerial photo accompanying the application.

With very little discussion, **a motion was made by Member Renzi to approve the Lot Line Adjustment, 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>Absent:</b>	<b>Member Parvizi</b>

**Motion carried.**

**This becomes Action #23 of 2018.**

**Luke Burhans, Applicant/Reputed Owner - 3827 US Route 11 - TM #87.04-01-16.000 - Conditional Permit for Proposed Addition**

Chair Wickwire recognized the applicant who explained that he was seeking a Conditional Permit to add on a 12 ft. by 40 ft. addition to his existing body shop business to be used for "cold storage," as shown on the map/sketches accompanying the application.

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 John DelVecchio, 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 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>Absent:</b>	<b>Member Parvizi</b>

**Motion carried.**

**This becomes Action #24 of 2018.**

With no further discussion, **a motion was made by Member Newell to approve the Conditional Permit, as requested. The motion was seconded by Member DelVecchio, 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>Absent:</b>	<b>Member Parvizi</b>

**Motion carried.**

**This becomes Action #25 of 2017.**

**Sun Auto Warehouse of Cortland, Applicant/U2 Enterprises, Reputed Owner - 3699 Luker Road - TM #95.00-05-05.110 – Conditional Permit for Car Storage**

Chair Wickwire recognized Peter Detor, General Manager of Sun Auto Warehouse of Cortland, who explained that he was seeking a Conditional Permit to park the business' additional inventory at this location from 24 April thru 30 June 2018 for storage only. The number of vehicles will fluctuate, but will not exceed 30.

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

**Ayes: Chair Wickwire**

**Nays: None**

**Member Newell**

**Member Renzi**

**Member DelVecchio**

**Absent: Member Parvizi**

**Motion carried.**

**This becomes Action #26 of 2017.**

**OTHER MATTERS**

- Board Member Newell commented on 15 pieces of equipment for sale on a property (McLean Road/Fairview area). PZO Weber advised him to call the Code Office and speak with CEO Desiree Campbell regarding this. Town Attorney Folmer commented that Cortlandville has been dealing with this problem for some time.
- Chair Wickwire commented about a junk vehicle on McLean Road with the trunk up that's been there for years and is a health hazard **and** there's a place on 221 across from the airport that has garage sale stuff there again.
- Gravel Mine - Attorney Folmer reported that the DEC has now received a response, a copy of which is in the Town Office. The Town has asked to participate in a Coordinated Review with the DEC when everything is complete. We'll have a chance to "weigh in on it" and Town Board Member John Proud will be reviewing the material and make some recommendation to a DEC representative.
- Economy Paving – Chair Wickwire asked the status of the Barden/Economy Paving problem, and Attorney Folmer advised Economy was still being investigated by Amanda Barber and himself.
- Art Bell – Attorney Folmer stated he had not received an answer to his question from CEO Kevin McMahon. PZO Weber commented he understood there was a Stop Work Order on the property from NYSDEC. A Stormwater Plan has been submitted to DEC and reviewed, and DEC has requested additional information. There's an open Building Permit for storage building that Mr. Bell has there.
- Chair Wickwire reported there will be a panel of regional experts that will discuss the importance of protecting local water to be held 2 p.m. on April 28<sup>th</sup> at the United Presbyterian Church, organized by Indivisibles of Cortland County. Open to the public. Board members were encouraged to attend.

**ADJOURNMENT**

At 8 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.

  
Joan E. Fitch, Board Secretary

E-mailed to Town Clerk, JBF, PB Members,  
DD, BW, KM & DC on 5/13/18.