

TOWN OF CORTLANDVILLE PLANNING BOARD
Minutes of Regular Meeting - Tuesday, 31 July 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

Al Kryger & Timothy C. Buhl, PE for Leonidas Group of Virgil, LLC, Applicant; Laura Cassalia for Clough Harbour Associates; Daniel Horn, Applicant; Andrea Niggli for Grace Christian Fellowship, Applicant; Greg Leach, Chad Niggli, John Reynolds, Christy Horn.

REGULAR MEETING

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 – 26 JUNE 2018

A motion was made by Member Chris Newell to approve the Minutes of the 26 June 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 #31 of 2018.

OLD BUSINESS

Leonidas Group of Virgil, LLC, Applicant/Reputed Owner - Northway Drive – South Side of Starr Road - TM #96.10-01-19.100 – Site Plan Approval/PUD

Chair Wickwire recognized Al Kryger who stated that all the materials had been sent to Clough Harbour (CHA) who made comments/recommendations (16 July 2018) and, in return, his engineer, Tim Buhl responded to CHA in his letter dated 23 July 2018, copies of which had been distributed to the Board. Mr. Kryger then stated that everything was then “incorporated into that map.”

Chair Wickwire acknowledged Member Renzi’s comments regarding the applicant’s submittal, first by commenting that the “drawings were exquisite.” Those comments by Member Renzi, dated 27 July 2018, have been placed on file for the record. CHA representative, Laura Cassalia, is in the process of reviewing the new information supplied and how it answers the questions she had.

Engineer Buhl commented that County Soil & Water did their initial review.

Member Renzi then reviewed some of his comments. He was concerned with stormwater management, especially the rain gardens, and thought this should be reviewed by an “expert in stormwater management” at CHA. Maintenance of the system was of particular concern. Member Nasrin Parvizi echoed the same concerns in her comments, including underground storage may be needed. She was also concerned with the proposed homeowner’s association. Engineer Buhl responded that there was all

kinds of storage “at the bottom of the hill.” Types/sizes of proposed units were discussed, along with costs for HOA, units, etc.

Member John DelVecchio, Jr. commented that were lots of “ifs” here, and the Planning Board needs to do “due diligence.” Town Attorney John Folmer asked questions about the HOA’s by-laws; who is the sponsor? Sponsor needs to be defined—some way to be identified. Attorney Folmer stated he had additional questions, and Mr. Kryger responded that he’ll have his attorney in Rochester “put something together.” Mr. Kryger explained the difference between a “condo association” and a HOA; the condo association, he said, is stronger.

Chair Wickwire reiterated her concern with who is going to be taking care of the development, especially since it’s on “such a slope.” There are a lot of buildings “on a steep piece of property.” Member DelVecchio thought having the project reviewed by an expert in stormwater management at CHA would be advantageous. Member Renzi commented that, according to CHA’s engineer, Laura Cassalia, CHA does have a “resident expert in stormwater management systems.” He, too, would also like this expert to review the proposed system. Ms. Cassalia also mentioned there could be some sort of stormwater maintenance agreement with the Town. She offered to have something in writing for the Board’s review before their next meeting in August.

Member Renzi commented that the “Austrian Pines” indicated on the drawing should be gotten rid of, and thought that they would have a difficult time renting/selling units next to the many indicated “playgrounds” to older renters/buyers. Emergency access was discussed. Chair Wickwire said that she would like more information on “renting” of units. Member Renzi wants a letter from CHA’s stormwater “guru” saying that the proposed system is going to work, so “don’t worry about it.”

No Action Taken.

Emmanuel Pothos, Applicant/Reputed Owner – Weaver Road - TM #87.00-05-11.000 – Change of Zone Recommendation

Planning & Zoning Officer Bruce Weber informed the Board that they were being asked to make a recommendation to the Town Board as to whether or not this parcel should be rezoned from Agriculture to Business, as requested by the applicant.

After a brief discussion, **a motion was made by Member DelVecchio that the Town of Cortlandville Planning Board recommends to the Town Board that they change the Zoning District of this parcel from Agriculture to B-3, and incorporate the recommendations of the Cortland County Planning Board contained in their Resolution No. 18-24 of 7/18/18. The motion was seconded by Member Newell, with the vote recorded as follows:**

**Ayes: Chair Wickwire
Member Newell
Member Renzi
Member DelVecchio
Member Parvizi**

Nays: None

Motion carried.

This becomes Action #32 of 2018.

NEW BUSINESS

Daniel Horn, Applicant/Reputed Owner – 922-924 Blue Creek Road - TM #85.00-08-16.000 – Conditional Permit – Re-Applying for Site Plan Approval

Chair Wickwire recognized the applicant who was seeking Site Plan approval to build two homes and one garage on this parcel, as shown on the map accompanying the application. The Planning Board had previously approved this a few years ago, and the first home will be completed this fall, along with the proposed garage. The narrative accompanying the application explained that the applicant is about

ready to submit plans for the second home, but too much time has passed since the initial approval, so it needs to be re-approved.

After reviewing the application and attachments, **a motion was made by Member Newell to approve the Site Plan, as requested. The motion was seconded by Member DelVecchio, with the vote recorded as follows:**

**Ayes: Chair Wickwire
Member Newell
Member Renzi
Member DelVecchio
Member Parvizi**

Nays: None

Motion carried.

This becomes Action #33 of 2018.

Grace Christian Fellowship, Applicant/First Baptist Church of Homer, Reputed Owner - 1250 Fisher Avenue - TM #76.18-01-26.200 – Conditional Permit for Proposed After-School Program

Chair Wickwire recognized Andrea Niggli, representing the applicant who was seeking a Conditional Permit for a proposed school-age after-school program at this location. A narrative accompanying the application explained, in detail, what was being proposed. The after-school program will follow the Homer Central School calendar and will operate from 3 p.m. to 6 p.m. on school days. The school will occupy a portion of the existing building, as shown. Parking is ample.

With no further discussion, **a motion was made by Member Newell to approve the Conditional Permit for the proposed school-age after-school program, as requested. The motion was seconded by Member Parvizi, with the vote recorded as follows:**

**Ayes: Chair Wickwire
Member Newell
Member Renzi
Member DelVecchio
Member Parvizi**

Nays: None

Motion carried.

This becomes Action #34 of 2017.

OTHER MATTERS

- Walden Place – PZO Weber reported that they would like to replace a six-foot high fence with an eight-foot high fence. No one on the Board had any objection.
- 8/28/18 Planning Board Meeting – Chair Wickwire reported there were neighbors interested in attending this meeting and she wanted to make sure that CHA Engineer Cassalia could attend; she can. Board members were asked to be there also.
- Starrlite Development/Leonidas – Board members thought a public hearing should be held in September for this project.
- Economy Paving – Attorney Folmer stated that, as of yesterday, an application had been filed for a Site Plan Review. He also brought the Board up to date on alleged violations by Economy Paving, which will be considered by Judge Casullo on 20 August.
- John Barden – Attorney Folmer reported on a suit being brought by Mr. Barden concerning the Town and Economy Paving.

ADJOURNMENT

At 8:35 p.m., a motion to adjourn the meeting was made by Member Newell, seconded by Member DeVecchio, 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 8/22/18.