

TOWN OF CORTLANDVILLE PLANNING BOARD
Minutes of Regular Meeting - Tuesday, 25 September 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 for Leonidas Group of Virgil, LLC, Applicant; Jeff Taw for Cortland YMCA, Applicant; Robert Beard, Applicant; Gary Sloan for Squeaky Clean Car Wash, Applicant; Suzette Pace, Applicant; Ed Wilson for Walmart, Applicant; Scott Steve, Applicant; Michael Barylski, Applicant; Pam Jenkins, Kevin Pristash, Jeremy David Heiser(?); Laura Cassalia of CHA; John Finn, Mike & Kathleen Reagan, Martin Wirsig, Sherry Boone, Amy & Matt Hegedus, Barbara Wood, Nancy Heaslip, Toni Williams, Leoleadia & Daniel Mieras, John & Kathy Dempsey, Tom Crompton & Wife; Teresa Dailey, Gerry Zattoski (?), Tom Wethje, Jason Schlenker, Ken Woodman.

PUBLIC HEARING

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 Kathy Wickwire announced to everyone present that the Public Hearing scheduled for this time has been **cancelled** because they needed time to perform a complete workup on this project, making sure that the Board had received the Final Plan. There is also a question of doing the SEQR, as it had already been done by the Town Board. However, the Planning Board is of the opinion that they should also do it; the lawyers are making these decisions. Then, she stated, they will hold a Public Hearing when the Final Plan has been received. Right now, they do not have all of the information needed.

A motion was made by Member Chris Newell to cancel the Public Hearing on this matter. 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 #40 of 2018.

REGULAR MEETING

The Regular Meeting of the Town of Cortlandville Planning Board was called to order at 7:35 p.m. by Chair Katherine Wickwire.

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 announced to everyone present that the Board will be postponing any action on this application until they are sure they have all of the final documents, sign-offs from Clough Harbour and County Soil & Water, and a decision from the attorneys regarding SEQRA. There will be a Public Hearing scheduled in the future.

Chair Wickwire then asked Al Kryger if the plan received this past Friday was the final plan, and he responded that it “should be close to being final” based on if anything further is needed after Clough Harbour’s review. Town Attorney Folmer commented that the Town Board is going to need the Final Plan also, and a determination will be made as to whether or not a second SEQRA is needed. Engineer Laura Cassalia of Clough Harbour will talk with Leonidas’ engineer, Tim Buhl, to make sure “it’s final.”

At the conclusion of this brief discussion, a **motion was made by Member John DelVecchio to postpone the continued review of the Site Plan/PUD. 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 #41 of 2018.

Holmes•King•Kallquist & Associates, Architects, LLP, Applicant/YMCA of Cortland NY, Reputed Owner – 1318 Carroll Street - TM #76.19-01-30.200 – Conditional Permit & Lot Line Adjustment

Chair Wickwire recognized Jeff Taw who submitted revised plans to everyone. He stated there were minor revisions since the last submittal, such as change of egress, fire department access changed and added second gate, setback on east property line was corrected, walkway continued to Carroll Street, and added a shed in front of the building to accommodate lawn care equipment.

Mr. Taw stated that they have asked for a variance from the City to have less parking spaces than required (25). He felt this would be sufficient as tenants of the proposed building most likely wouldn’t be driving. Chair Wickwire read from County Planning’s report, and Mr. Taw responded. The SWPPP has already been submitted to County Soil & Water. PZO Weber advised there has been nothing received as yet from County Soil & Water regarding the stormwater. Lead Agency status was discussed along with what is lacking at this time. According to Mr. Taw, they should have everything together in time for the SEQRA. PZO Weber suggested that everything be in order to facilitate the process “all at once.” Member Nasrin Parvizi reminded the applicant that all materials should be submitted ahead of time; she also asked about a stormwater maintenance plan.

Chair Wickwire then asked Al Kryger if the plan received this past Friday was the final plan, and he responded that it “should be close to being final” based on if anything further is needed after Clough Harbour’s review. Town Attorney Folmer commented that the Town Board is going to need the Final Plan also, and a determination will be made as to whether or not a second SEQRA is needed. Engineer Laura Cassalia of Clough Harbour will talk with Leonidas’ engineer, Tim Buhl, to make sure “it’s final.”

At the conclusion of this brief discussion,

No Action Was Taken.

NEW BUSINESS

Suzette Pace, Applicant/Reputed Owner – 320 Tompkins Street - TM #96.09-02-32.000 – Site Plan Review – Proposed Business

Chair Wickwire recognized the applicant who was seeking Site Plan approval to operate an audiology and hearing aid business at this location, as described in the narrative accompanying the application. PZO Weber explained that approval was needed from the Board as what was proposed was considered a change in occupancy.

With no further discussion, 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	Nays:	None
	Member Newell		
	Member Renzi		
	Member DelVecchio		
	Member Parvizi		

Motion carried.

This becomes Action #42 of 2018.

Squeaky Clean Car Wash, Applicant/My Ryan, LLC, Reputed Owner – 1081 NYS Route 222 – TM #86.13-01-30.000 – Conditional Permit

Chair Wickwire recognized Gary Sloan, representing the applicant who was seeking a Conditional Permit to replace the vacuums that had to be removed due to the widening of State Routes 222 and 281 at this corner location. They would like to re-install six of the eight vacuums along the property line as shown on the map accompanying the application.

After a brief discussion, a **motion was made by Member Newell to approve the Conditional Permit for installation of the vacuums, as requested. The motion was seconded by Member Parvizi, with the vote recorded as follows:**

Ayes:	Chair Wickwire	Nays:	None
	Member Newell		
	Member Renzi		
	Member DelVecchio		
	Member Parvizi		

Motion carried.

This becomes Action #43 of 2018.

Chris Carlson, Applicant/Wal-Mart Stores East, LP, Reputed Owner – 819 Bennie Road - TM #105.00-02-07.000 – Site Plan Approval – New Exterior Color Scheme

Chair Wickwire recognized Ed Wilson, appearing on behalf of the applicant. He explained that Walmart was seeking approval to repaint the exterior of this store as shown on the elevations accompanying the application. The Board reviewed the drawings.

With no further discussion, a **motion was made by Member Parvizi to approve the Site Plan for the new color scheme, as requested. The motion was seconded by Member Newell, with the vote recorded as follows:**

Ayes:	Chair Wickwire	Nays:	None
	Member Newell		
	Member Renzi		
	Member DelVecchio		
	Member Parvizi		

Motion carried.

This becomes Action #44 of 2018.

Joe Reagan & Scott Steve, Applicants/3901 NYS Route 281, LLC, Reputed Owner – 3901 NYS Route 281 – TM #86.17-01-02.111 – Conditional Permit – Building Addition

Chair Wickwire recognized Scott Steve, representing the owner who was seeking a Conditional Permit to construct a 20 ft. by 46 ft. addition on the north side of the building, as shown on the drawing accompanying the application. It will be a steel structure that will match the existing building, and will be used for “service reception.”

With no further discussion, a **motion was made by Member Newell to approve the Conditional Permit for an addition to the north side of the building, 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		
	Member Parvizi		

Motion carried.

This becomes Action #45 of 2018.

Michael K. Barylski & Denise D. Knight, Applicants/Reputed Owners – 4300 Hobart Hill Road - TM #88.00-01-04.112 – Subdivision of Land

Chair Wickwire recognized Mr. Barylski who explained to the Board that he was seeking approval to subdivide his 82.71±-acre parcel into three lots, as shown on the map/photo accompanying the application. As explained in the narrative of 13 September 2018, the three parcels created would be: #1 – 5± A.; #2 – 34± A. and #3 – 43.71± A. He stated he was selling the five-acre parcel to his sister.

With no further discussion, a **motion was made by Member DelVecchio to approve the Subdivision of Land, as requested. The motion was seconded by Member Newell, with the vote recorded as follows:**

Ayes:	Chair Wickwire	Nays:	None
	Member Newell		
	Member Renzi		
	Member DelVecchio		
	Member Parvizi		

Motion carried.

This becomes Action #46 of 2018.

Robert Beard Applicant/Reputed Owner – 3624 Glenwood Avenue - TM #96.09-03-06.000 – Site Plan Review – Proposed Temporary Steel Building

Chair Wickwire recognized the applicant who was seeking Site Plan approval to place an 18 ft. by 20 ft. temporary steel storage building on a gravel pad, as shown on the photos accompanying the application. The proposed building would be for the storage of dry goods, as explained on the 18 September 2018 narrative that was also submitted.

With no further discussion, a **motion was made by Member Newell to approve the Site Plan for the temporary steel building on a gravel pad, 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 #47 of 2018.

OTHER MATTERS

- Burger King @ Groton Avenue Plaza – Chair Wickwire commented that there has been a complaint received from a Glenn Street resident regarding odors emanating from the Burger King. Member Parvizi stated that the company could do something about this. PZO Weber responded that the Town had nothing in their regulations to bring some kind of action because of the odor. Maybe the Board of Health should be contacted.
- Gravel Mine - Town Attorney Folmer advised he had received new information regarding this.
- Economy Paving Co., Inc. – Town Attorney John Folmer brought the Board up to date on this matter.
- Solar Law – Town Attorney Folmer stated that the moratorium expires on 21 October; still working on this.
- Starrlite Development/Leonidas – Town Attorney Folmer brought everyone up to date regarding the SEQRA process on this matter. Decisions being left up to attorneys.

ADJOURNMENT

At 8:35 p.m., a motion to adjourn the meeting was made by Member Newell, seconded by Member Parvizi, 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 10/28/18.