

TOWN OF CORTLANDVILLE PLANNING BOARD
Minutes of Regular Meeting - Tuesday, 30 October 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; Kevin Pristash, John Finn, Mike Reagan, Leoleadia & Daniel Mieras, Teresa Dailey, Geraldine Zattoski, Teresa Dailey, Imaani Rose (?), Lauren Peters, Julie Noe.

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 – 28 AUGUST & 25 SEPTEMBER 2018

A motion was made by Member Chris Newell to approve the Minutes of the 28 August and 25 September 2018 Planning Board meetings, as submitted. The motion was seconded by Member John DelVecchio, with the vote recorded as follows:

Ayes: Chair Wickwire Member Newell Member Renzi Member DelVecchio Member Parvizi	Nays: None
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Motion carried.

This becomes Action #48 of 2018.

NEW BUSINESS

Squeaky Clean Car Wash, Applicant/Washing Technologies, LLC, Reputed Owner – 1087 NYS Route 222 – TM #86.13-01-29.000 – Conditional & Aquifer Protection District Permits – New Car Wash Tunnel

PZO Bruce Weber advised everyone present that the applicant had requested that this matter be postponed in order to give them time to assemble a “more complete application.”

No Action Taken.

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

PZO Weber advised the Board that the applicant had submitted a Short EAF and that Town Attorney Folmer had spoken with “a consultant to the Town who advised that the Town Planning Board will need to do the SEQRA, it’s an Unlisted Action and the Short Form is the required form.”

In response to Member Nick Renzi's question, PZO Weber explained the environmental assessment process. The Board will first complete the Short Environmental Assessment Form and arrive at either a positive or negative declaration which, in turn, would dictate what is next. Attorney Folmer also commented that the Board could refer to the SEQR documents from the PUD process. He also explained the role of Clough Harbour Associates in the Board's review, and when to hold a public hearing. Attorney Folmer cautioned that "one of the things that I think you have to be very careful to do is that you separate in your review process those elements that have to do with environmental impact and those that have to do with the approval of the Site Plan, and they could be two distinct things."

Chair Wickwire commented that she would rather have a Long Form. Town Attorney Folmer then read aloud a portion of an October 24, 2018 letter from an attorney in Rochester, Ms. O'Toole, from the Zogden (?) Group, who served as a consultant. A copy of this letter, referencing the correct SEQR process for this Board, has been placed on file for the record. Member Renzi requested a copy of this letter, and also stated he would like a Long Form.

At the conclusion of this discussion, a **motion was made by Member Renzi that the Cortlandville Planning Board requests that the applicant/reputed owner complete/submit the Full Environmental Assessment Form for the proposed Starr Road Residential Development. 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 #49 of 2018.

After a very brief discussion, a **motion was made by Member Nasrin Parvizi that the Town of Cortlandville sets a Public Hearing for 27 November 2018 at 7:30 p.m., regarding the proposed Starr Road Residential Development. 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 #50 of 2018.

Member Parvizi commented that the applicant's engineer, Timothy Buhl, should be present at the Public Hearing.

OTHER MATTERS

- Carroll Street Project – Chair Wickwire commented she had received a letter regarding this project. PZO Weber explained an agreement is being worked out between the applicant and Cortland County Ag regarding access to this project which may change the Site Plan.
- December Meeting – Chair Wickwire mentioned that the December meeting falls on Christmas Day; a date change will be discussed at the November meeting.
- Gravel Mine – Town Attorney Folmer advised that Town Board Member John Proud has received the latest information regarding this.
- Economy Paving Co., Inc. – Town Attorney John Folmer brought the Board up to date on this matter.

- Training – Chair Wickwire commented that there appears to be no training for Board members available online. PZO Weber verified this. The lack of available training was discussed.
- Solar Law – Attorney Folmer reported that, at a Special Meeting of the Town Board, the Solar Law was adopted and will become effective upon filing with the Secretary of State.

ADJOURNMENT

At 8:15 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 11/18/18.