

**TOWN OF CORTLANDVILLE PLANNING BOARD**  
**Minutes of Regular Meeting - Tuesday, 23 April 2019 – 7:30 PM**  
**Town Hall Board Room – 3577 Terrace Road – Cortland, NY**

**Board Members** (\*absent)

Katherine Wickwire, Chairperson  
Christopher Newell  
Nicholas Renzi  
Nasrin Parvizi  
Laird Updyke

**Others Present**

Bruce Weber, Town Planning/Zoning Officer  
John A. DeVecchio, Town Attorney  
Joan E. Fitch, Board Secretary

**Applicants & Public Present**

Gary Sloan for Squeaky Clean Car Wash, Applicant; Jameson DeVecchio, Applicant; David Herrick, Kevin Pristash.

**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 MARCH 2019**

A motion was made by Member Chris Newell to approve the Minutes of the 26 March 2019 Planning Board meeting, as submitted. The motion was seconded by Member Nasrin Parvizi, with the vote recorded as follows:

**Ayes: Chair Wickwire  
Member Newell  
Member Parvizi  
Member Updyke**

**Nays: None**

**Abstain: Member Renzi**

**Motion carried.**

**This becomes Action #31 of 2019.**

**OLD BUSINESS**

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

(Note: Reference is made to the 8 January and 19 February 2019 Minutes for their previous appearances before this Board.)

Chair Wickwire recognized Gary Sloan, representing the applicant, who advised that they had used the Town's checklist and they have addressed all of the items except for the NYSDOT; he provided the responses to the Board.

Member Parvizi asked about the turning radius at the proposed car wash tunnel, as shown on the drawing by T. G. Miller, PC. David Herrick, the applicant's engineer advised they were working with the DOT and were confident that any technical details could be worked out. They plan to use the existing curb cuts. All required permits will be obtained. There will be no entrance to the facility from NYS Route 281.

Member Renzi asked about snow removal/storage. Mr. Sloan indicated this location on the drawing. Chair Wickwire asked about landscaping, and Mr. Sloan responded that they plan to put in boxwoods and perennials to make it look attractive. In response to Chair Wickwire's question, the proposed car wash tunnel building will be gray with white-trimmed windows.

PZO Bruce Weber advised the Board that a Stormwater Pollution Prevention Plan was not required.

Member Renzi commented that he was concerned with a proliferation of signs; PZO Weber stated this matter would be reviewed by the Town's ZBA.

At the completion of the discussion, **a motion was made by Member Newell to approve the Conditional Permit for the proposed new car wash tunnel, contingent upon receipt of approval by the NYS Department of Transportation. The motion was seconded by Member Renzi, with the vote recorded as follows:**

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

**Nays: None**

**Motion carried.**

**This becomes Action #32 of 2019.**

**A motion was then made by Member Newell that the Town of Cortlandville Planning Board recommends 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 Parvizi, with the vote recorded as follows:**

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

**Nays: None**

**Motion carried.**

**This becomes Action #33 of 2019.**

## **NEW BUSINESS**

### **Jameson DelVecchio, Applicant/DelVecchio Family, LLC, Reputed Owner – 1703 NYS Route 13 – TM #77.17-01-08.200 – Subdivision, Site Plan Approval, Aquifer Protection District Special Permit**

Chair Wickwire recognized the applicant who explained that he was seeking approval to subdivide the subject parcel into three lots, as shown on the sketch accompanying the application, with a two-family residence to be constructed on Lot #2. There is an existing two-family residence on Lot #1. At present, there are no plans for Lot #3.

PZO Weber commented that there needs to be a provision made to avoid landlocking Lot #3; applicant may want to consider an easement. If written into the deed then it would go with the land when there's a change in ownership. Chair Wickwire commented that the proposed 25-foot wide road shown on the sketch does not meet Town requirement. Member Newell stated that emergency access should also be considered.

Chair Wickwire advised that this application needed to be forwarded to County Planning for their review, and this Board's concerns should be addressed before that. PZO Weber responded that the applicant could incorporate this information in a narrative before going to County Planning. Mr. DelVecchio stated he would like to start the project in August.

A motion was then made by Member Newell to send the applications to the Cortland County Planning Board for their review. The motion was seconded by Member Parvizi, with the vote recorded as follows:

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

**Nays:** None

Motion carried.

**This becomes Action #34 of 2019.**

## **OTHER MATTERS**

- Lime Hollow Tick Fest: Chair Wickwire stated she had received a letter about this event which will be on Saturday, May 4<sup>th</sup>.
- Big Lots: Chair Wickwire commented that a tractor trailer is again being parked in their lot. PZO Weber reported that new lighting had also been installed that “dispersed out” and that a lighting plan was needed.
- McLean Road Property: Board Member Newell once again reported his “annual gripe” about the property on McLean Road – two or three cars, tractors, motorcycles, etc. PZO Weber advised Member Newell to contact the Code Office.
- Leonidas: Town Attorney DelVecchio said that nothing has been heard regarding this applicant.
- McLean Solar Project: Attorney DelVecchio advised that Town Board was looking at an overlay district to solve their problem, and he described the process to do this. Maybe this should be referred to Comprehensive Plan Committee before going to the Town Board. Planning Board members discussed “overlay zoning.”
- Comprehensive Plan: Member Parvizi stated she thought this should be finished by September.
- Building Safety Concerns: Attorney DelVecchio reported that Town Board had met regarding safety/security concerns with Town Hall. Town should provide more security “for these meetings.” The Town Board is considering this.

## **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 6/2/19.  
Approved as corrected, 6/4/19 (2).