

TOWN OF CORTLANDVILLE PLANNING BOARD
Minutes of Regular Meeting - Tuesday, 28 November 2017 – 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
Joan E. Fitch, Board Secretary

Applicants & Public Present

Daniel Horn, Applicant; Thomas & Susan Crane, Applicants; Joseph During, Jr., Applicant; Kenneth Anthonson.

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 – 29 AUGUST & 26 SEPTEMBER 2017

A motion was made by Member Chris Newell to approve the Minutes of the 29 August and 26 September 2017 Planning Board meetings, 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
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Motion carried.

This becomes Action #71 of 2017.

OLD BUSINESS

Daniel Horn, Applicant/Daniel & Christine Horn, Reputed Owners – 92 Blue Creek Road – TM #85.00-08-16.000 – Re-Approval of Subdivision

Chair Wickwire recognized Mr. Horn who explained what had happened previously (2/1/10) when seeking approval of this subdivision. He stated that, at that time, his attorney apparently did not file the subdivision promptly, and now the time limit has expired. Mr. Horn stated that when obtaining a loan, the bank's attorney noticed the date of the filing was longer than it should have been from its approval by this Board. Therefore, the bank simply asked that he obtain recertification/reapproval. A copy of the subdivision map, signed by Chair Wickwire, accompanied the application.

Chair Wickwire asked the applicant to explain the location of the property to the Board, which he did. It is "just before Tom Williams' property."

With no further discussion, a motion was made by Member Newell to approve the subdivision as requested. The motion was seconded by Member Renzi, 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 #72 of 2017.

NEW BUSINESS**Thomas M. & Susan W. Crane, Applicants/Reputed Owners –3664 NYS Route 215 – TM #96.11-01-02.110 – Subdivision of Land/Lot Line Adjustment**

Chair Wickwire recognized the applicants who were seeking a Lot Line Adjustment as shown on the aerial photograph accompanying the application. She explained that they needed to install a new septic system/leach field on their property and were purchasing additional land from the adjoining property owner to be combined with the subject parcel. She showed the Board a copy of a map which did not accompany the application.

With no further discussion, a motion was made by Member Newell to approve the Lot Line Adjustment, as requested, conditioned upon it being combined with the applicant's existing adjoining parcel. The motion was seconded by Member Renzi, with the vote recorded as follows:

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

Motion carried.

This becomes Action #73 of 2017.

Joseph H. During, Jr., Applicant/Kenneth W. Anthonson dba Zip Properties, LLC, Reputed Owner – 3731 Luker Road – TM #95.08-01-13.000 – Site Plan – Proposed Office Space Rental

Chair Wickwire recognized both the applicant and reported owner who were seeking Site Plan Approval to lease a portion of this existing building's space. Mr. Anthonson explained that the proposed tenant would be Mr. During for his accounting offices. There would be no change to the exterior or interior of the building; Mr. During would be just renting approximately 1429 SF of office space. A letter dated 11/15/17 from Zip Properties to PZO Weber, which explained what was being proposed in detail, accompanied the application and has been placed on file for the record.

With no further discussion, a motion was made by Member Renzi to approve the Site Plan, as requested. The motion was seconded by Member John 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 #74 of 2017.

OTHER BUSINESS

- **Conditional Permit Log** – Member Renzi asked PZO Weber what the status was pertaining to updating of the log. PZO Weber responded that all of the parties involved have not yet met. Member Renzi asked Chair Wickwire if the Planning Board should formally ask Supervisor Tupper, PZO Weber, and CEOs McMahon and Campbell to convene a meeting to discuss updating of the Log and to resolve who will be responsible for doing so in the future. A **motion was then made by Member Renzi that the Town Planning Board requests that the Town Supervisor, PZO Bruce Weber, CEOs Kevin McMahon and Desiree Campbell convene a**

meeting to discuss who will be responsible for updating of the Planning Board's Conditional Permit Log. 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 #75 of 2017.

- John Barden/Economy Paving – Chair Wickwire reported there was new information; PZO Weber stated a letter had been received indicating that the stormwater system has been “put back to what it originally was. Our position is that he will need an engineer to certify that to the Town.” Since Economy’s permit has been revoked by this Board, the question now remains “will he make a new application.” Attorney Folmer is dealing with this matter. PZO Weber added that his concern is that this be brought into compliance with the Town’s regulations. County Soil & Water is aware of the situation.
- YMCA - Homer Avenue – PZO Weber reported this project has been put on hold at this time; he understands that they will be back.
- Starr Road PUD Projects – First project may come back; Osborne project will not.
- Storage Squad – PZO Weber reported the required variance was denied by the ZBA.
- E & V Energy – US Rte. 11 (Polkville) – Proposed Bulk Fuel Storage – PZO Weber reported that the required variance was denied by the ZBA.
- Solar Project – Member Parvizi reported this project had been placed on hold. She is a member of the committee that was just formed; chair needs to be selected and first meeting date to be set. Member Parvizi stated she will report back to this Board on the committee’s progress.
- Walmart – Member Renzi asked about the storage trailers located on the site, and PZO Weber advised that he had been contacted by Walmart who stated they would have a couple of trailers there for Black Friday and then they would be gone.
- Aldi’s – Chair Wickwire reported that the new Aldi’s store would be opening next to their existing store on December 1st.

ADJOURNMENT

At 7:50 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 12/17/17.