

TOWN OF CORTLANDVILLE PLANNING BOARD

Minutes of Public Hearing & Regular Meeting - Tuesday, 30 June 2020 – 7:30 PM
Water & Sewer Garage – Next to Town Hall at 3577 Terrace Road – Cortland, NY

Board Members (*absent)

Christopher Newell, Chairman
Nicholas Renzi
Laird Updyke
Nasrin Parvizi
Ann Hotchkin

Others Present

Bruce Weber, (T) Planning/Zoning Officer
Joan E. Fitch, Board Secretary
John DelVecchio, Town Attorney

Applicants & Public Present

Jim Reeners, Applicant; Paul Woodward for McLean Solar 1, LLC, Applicant; Andrew Porter for Builder's Best, Applicant; Attorney Don Armstrong for the YMCA Association, Applicant; Tom Kile, Applicant; Michael Reeners, John Woodward, Pam Jenkins, Andrea Rankin, Paul Pitkin, Collin Horak, David Park, Colin Spencer, Mark Sweeney Daniel North, Ellie Schecter.

PUBLIC HEARING

Jim Reeners, Applicant/Church of the Redeemer, Reputed Owner – 229 & 1176 Tompkins Street – TM #s 96.06-01-15.210 & 96.31-01-11.000 – Conditional Permit for Proposed Residential Housing Development

The Public Hearing was opened at 7:30 p.m. by Chairman Chris Newell; the Board Secretary read aloud the Legal Notice as published in the *Cortland Standard* on 16 June 2020, as follows:

NOTICE IS HEREBY GIVEN that the Town of Cortlandville Planning Board will hold a Public Hearing on Tuesday, June 30, 2020 at 7:30 p.m. regarding the Conditional Permit application of Jim Reeners for property located at 1160 Tompkins Street, Tax Map #96.06-01-15.210.

Attendance at the meeting will require you to wear a mask, practice social distancing, and consent to have your temperature taken. We request that only one member of the household attend due to space limitations in the Cortlandville Water & Sewer Garage across the parking lot from the Raymond G. Thorpe Municipal Building.

Chris Newell, Chairperson
Cortlandville Planning Board

Chairman Newell asked if there was anyone present who wished to speak on this matter, and there was, as follows:

John Woodward – Village Park – Concerned with commercial buildings. Use still in limbo. Main concern is how it will be used behind the building. Will there be apparatus, cars, trucks? Project is senior housing, 55+; are there strings attached. Will it always be 55+ or, if vacancy problem, will it revert to younger occupants, e.g., student housing? Concerned that eventually this could be turned into student housing.

Chairman Newell asked the applicant to respond to Mr. Woodward's concerns. Mr. Reeners stated there will be no storage in back of the building; does not do this on any of his multiple properties as he does not believe in doing so. Guarantees there will be nothing stored in back.

There is no Federal funding; it is being funded "by ourselves." First phase will be construction of one six-unit building. Completion of phases will be based upon demand by over-55 tenants. Proximity to college is major issue for student housing; the proposed project is not close, and there are over 200 vacancies in the City.

**With everyone being heard who wished to be heard,
Chairman Finn closed the Public Hearing at 7:45 p.m.**

REGULAR MEETING

The Regular Meeting of the Town of Cortlandville Planning Board was called to order at 7:45 p.m. by Chairman Chris Newell.

OLD BUSINESS**McLean Solar 1 LLC, Applicant/Farm East LLC, Reputed Owner – 415 McLean Road – TM #95.00-01-33.100 – Conditional Permit – Proposed Large-Scale Solar Energy System**

Chairman Newell recognized Paul Woodward, representing the applicant, and acknowledged receipt of written comments from Pam Jenkins, Andrea Rankin, David Park, Judith Weaver and Judy Cain, copies of which have been placed on file for the record. He then proceeded with completion of Part 2 of the SEQR Part 2 of the Full Environmental Assessment Form. Answers to those questions/comments were duly noted by Planning/Zoning Officer Bruce Weber for the record.

Upon completion of Part 2 of the FEAF, **a motion was made by Member Nick Renzi that, based on the information and analysis of the SEQR concerning this application for a Conditional Permit for a proposed Large-Scale Solar Energy System, the Town of Cortlandville Planning Board has determined that the proposed action will produce a significant adverse environmental impact, resulting in a Positive Declaration. The motion was seconded by Member Ann Hotchkin, with the vote recorded as follows:**

**Ayes: Chairman Newell
Member Renzi
Member Parvizi
Member Updyke
Member Hotchkin**

Nays: None

Motion carried.

This becomes Action #32 of 2020.

Town Attorney John DelVecchio advised that an Environmental Impact Statement will now be prepared by the applicant. Once the SEQR process has been concluded, the variance requests will go before the Town's Zoning Board of Appeals. Mr. Woodward stated that they will work with PZO Weber and Attorney DelVecchio, proceed with scoping, and will comply with all requirements.

Member Renzi thanked those neighbors who prepared the letters that were submitted.

Jim Reeners, Applicant/Church of the Redeemer, Reputed Owner – 229 & 1176 Tompkins Street – TM #s 96.06-01-15.210 & 96.31-01-11.000 – Preliminary Site Plan Review for Proposed Residential Housing Development

Chairman Newell recognized the applicant who explained to everyone present that he would like to develop this 5.7±-acre property into five six-unit apartment buildings for occupancy by those over 55 years of age. The proposed housing development would be accomplished in phases, with the first phase being one six-unit apartment building along with a maintenance building, their offices, and possible community room. There will be no dumpsters; trash removal would be the same as individual residences. Michael Reeners displayed a computer-generated sketch plan to the Board. Jim Reeners said he would own everything, including water and sewer utilities. PZO Weber commented that this was a conceptual plan and is not a final site plan as yet. He further stated that the ZBA, at its earlier meeting, had granted variances for reduced-size parking spaces and commercial space requirement was waived.

The applicant stated that the City of Cortland has agreed to go with the Town's decisions regarding this development. He has also had a preliminary meeting with the NYSDOT regarding an entrance off Route 13 (Tompkins Street), and they would prefer that the existing curb cut not be used, and that a new one toward the middle of the development would be established.

Member Renzi asked if any sophisticated marketing studies had been conducted, and Jim Reeners responded that they expect to market outside the area.

No Action Taken.

NEW BUSINESS

Builder's Best Home Improvement Center, Inc., Applicant/Reputed Owner – 3798 Luker Road – TM #95.00-09-01.000 – Site Plan Approval & Aquifer Protection District Special Permit - Proposed Building Expansion

Chairman Newell recognized Andrew Porter, representing the applicant who was seeking Site Plan Approval and an Aquifer Protection District Special Permit to construct a 2000± SF office-space addition at the location shown on the plan accompanying the application. The addition will match the same exterior of the 1990 addition to the northwest side of the facility.

Member Hotchkin commented that there seemed to be another project coming before this Board every six months and asked if there was a five-year master plan available. Mr. Porter responded that he understood, but they do things on an as-needed basis; however, he will take the five-year plan into consideration.

At the conclusion of the discussion, **a motion was made by Member Renzi to send the applications for Site Plan Approval and an Aquifer Protection District Special Permit to the Cortland County Planning Board for their review. The motion was seconded by Member Hotchkin, with the vote recorded as follows:**

**Ayes: Chairman Newell
Member Renzi
Member Parvizi
Member Updyke
Member Hotchkin**

Nays: None

Motion carried.

This becomes Action #33 of 2020.

The Young Men's Christian Association of Cortland, NY, Applicant/Reputed Owner – 4263 US Route 11 – TM #76.19-01-30.200 – Lot Line Adjustment

Chairman Newell recognized Attorney Don Armstrong, representing the applicant who was seeking approval of a Lot Line Adjustment as shown on the maps accompanying the application. The proposed adjustment is thoroughly explained in a 11 June 2020 letter to PZO Weber from Attorney Armstrong, a copy of which has been placed on file for the record.

With no further discussion, **a motion was made by Member Hotchkin to approve the Lot Line Adjustment as requested. The motion was seconded by Member Nasrin Parvizi, with the vote recorded as follows:**

**Ayes: Chairman Newell
Member Renzi
Member Parvizi
Member Updyke
Member Hotchkin**

Nays: None

Motion carried.

This becomes Action #34 of 2020.

Tom Kile, Applicant/CNY Living History Center, Reputed Owner – 4386-4392 US Route 11 – TM #76.15-01-30.000 – Conditional Permit – Aquifer Protection District Special Permit – Proposed Display Building

Chairman Newell recognized Tom Kile, representing the applicant who was seeking a Conditional Permit and Aquifer Protection District Special Permit to construct an “antique-looking” fire station to be utilized for display of antique fire-fighting equipment, as shown in the sketches accompanying their applications. PZO Weber explained to the Board (since the proposed project would be in the flood plain) the process.

With no further discussion, **a motion was made by Member Hotchkin to forward the applications to the Cortland County Planning Department for their review. The motion was seconded by Member Laird Updyke, with the vote recorded as follows:**

Ayes:	Chairman Newell	Nays:	None
	Member Renzi		
	Member Parvizi		
	Member Updyke		
	Member Hotchkin		

Motion carried.

This becomes Action #35 of 2020.

wellNOW Urgent Care Clinic – South Side of NYs Route 222 – TM #86.13-01-58.100 – Sketch Plan Review – Proposed Facility

PZO Weber advised that he had received a call from wellNOW, indicating they were unable to attend this meeting, but asked him to poll the Board for their opinion as to whether this was a good project and had no problems with it, or if they should hold off to have a representative come before the Board to provide more information.

Member Hotchkin stated she liked the project, but had a concern with the driveway and the stop sign. Members Parvizi and Renzi had no problems/concerns, but then Member Parvizi said she would like to see what landscaping was planned. Chairman Newell commented that he would like to see what the building would look like, and would like to see some building renderings. PZO Weber concluded that a representative should come before the Board to answer any questions

A motion was then made by Member Renzi to postpone the Sketch Plan Review of this project until the next meeting of the Town of Cortlandville Planning Board to allow a representative to be present. The motion was seconded by Member Hotchkin, with the vote recorded as follows:

Ayes:	Chairman Newell	Nays:	None
	Member Renzi		
	Member Parvizi		
	Member Updyke		
	Member Hotchkin		

Motion carried.

This becomes Action #36 of 2020.

ADJOURNMENT

At 8:55 p.m., a motion to adjourn the meeting was made by Member Updyke, seconded by Member Parvizi, with all members present voting in the affirmative.


Joan E. Fitch, Board Secretary

Draft e-mailed to Town Clerk & AR,
JD, PB Members, DD, BW, KM & DC on 8/3/20.
Approved on 8/4/20.