

**TOWN OF CORTLANDVILLE ZONING BOARD OF APPEALS**  
**Public Hearing/Meeting Minutes - Tuesday, 31 January 2017 - 7 PM**  
**Town Hall Court Room - 3577 Terrace Road - Cortland, NY**

**Board Members** (\*absent)

David Plew, Chairman  
John Finn  
Thomas Bilodeau  
Lenore LeFevre  
Joanne Aloï

**Others Present**

Bruce Weber, Planning/Zoning Officer  
Joan E. Fitch, Board Secretary

**Applicants & Public Present**

Christopher Kambar, PE, for APD Engineering, Applicant; Jim Norton, Pam Jenkins.

**The Public Hearing was opened at 7 p.m. by Chairman David Plew, who read aloud the Legal Notice as published in the *Cortland Standard* on 18 January 2017, as follows:**

NOTICE IS HEREBY GIVEN that a public hearing before the Zoning Board of Appeals of the Town of Cortlandville will be held Tuesday, January 31, 2017 at 7 p.m. at the Raymond G. Thorpe Municipal Building, 3577 Terrace Road, in the Town of Cortlandville, New York, to consider the following application pursuant to the 1986 Zoning Law:

1. *In the matter of the application of APD Engineering & Architecture for property located at 908 NYS Route 13, Tax Map No. 95.16-02-45.000, for a variance in the terms and conditions of Article XVIII, Section 111F, 112 Table 1, for building mounted signs to extend above the wall of the building, and for a greater number of building signs than allowed and building signs to be illuminated.*

The above application is open to inspection at the office of Bruce A. Weber, Planning & Zoning Officer, Raymond G. Thorpe Municipal Building, 3577 Terrace Road, Cortland, New York, call (607) 756-7052 or (607) 423-7490. Persons wishing to appear at such hearing may do so in person, by Attorney, or other representative. Communications in writing in relation thereto may be filed with the Board or at such hearing.

David Plew, Chairperson  
Zoning Board of Appeals

(Note: Proof of Publication has been placed on file for the record.)

<b>PUBLIC HEARING</b>
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**APD Engineering & Architecture, PLLC, Applicant/Aldi, Inc., Reputed Owner - 908 NYS Route 13 - TM #95.16-02-45.000 - Signage**

Chairman Plew recognized Chris Kambar, PE, of APD Engineering & Architecture, representing the owner, Aldi, Inc., who was requesting variances for (1) building-mounted signs extending above the building's wall, (2) a greater number of building signs than allowed, and (3) the illumination of building signs.

Mr. Kambar explained that variances were no longer needed for green space as they now meet this requirement in their revised drawings. The owner now plans to keep the existing pylon sign, all as detailed in APD's letter of 6 January 2017 to the attention of PZO Bruce Weber, signed by Todd Markevich, PE, a copy of which has been placed on file for the record. Mr. Kambar displayed renderings indicating the proposed signage.

PZO Weber commented that the Town Board had conducted the SEQR assessment which resulted in a Negative Declaration.

Chairman Plew asked if there was anyone present from the public who wished to speak regarding the variances; there was no one.

**With no one present to be heard,  
Acting Chair Finn closed the Public Hearing at 7:05 p.m.**

#### DISCUSSION/DECISION

Chairman Plew stated he was impressed with the owner of this property as they were very willing to work with the Town in the completion of their new store. The other Board members agreed. Member John Finn thought it was important to have good visibility at this location, especially from a safety standpoint.

With no further discussion, **a motion was made by Member Finn to grant a variance for building-mounted signs to extend above the wall of the building, for a greater number of building signs than allowed, and for building-mounted signs to be illuminated, as requested, with sign illumination to be turned off within one hour after closing. The motion was seconded by Member Joanne Aloï, with the vote recorded as follows:**

<b>Ayes:</b>	<b>Chairman Plew</b>	<b>Nays:</b>	<b>None</b>
	<b>Member Finn</b>		
	<b>Member Bilodeau</b>		
	<b>Member Lefevre</b>		
	<b>Member Aloï</b>		

**Motion passed.**

**This becomes Action #1 of 2017.**

#### **APPROVAL OF MINUTES – 25 OCTOBER 2016**

**A motion was made by Member Tom Bilodeau to approve the Minutes of the 25 October 2016 Zoning Board of Appeals meeting, as submitted. The motion was seconded by Member Lenore LeFevre, with the vote recorded as follows:**

<b>Ayes:</b>	<b>Chairman Plew</b>	<b>Nays:</b>	<b>None</b>
	<b>Member Finn</b>		
	<b>Member Bilodeau</b>		
	<b>Member Lefevre</b>	<b>Abstain:</b>	<b>Member Aloï</b>

**Motion passed.**

**This becomes Action #2 of 2017.**

#### **ADJOURNMENT**

At 7:08 p.m., on a motion by Member Aloï, seconded by Member Bilodeau, with everyone present voting in the affirmative, the meeting was adjourned.

  
Joan E. Fitch, Board Secretary

Emailed to KS, Bd. Members, JBF,  
BW, DD, DC, KM on 2/13/17.