

TOWN OF CORTLANDVILLE ZONING BOARD OF APPEALS
Public Hearing/Meeting Minutes - Tuesday, 21 February 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
John B. Folmer, Town Attorney

Applicants & Public Present

Chris Calabro & J. Lincoln Swedrock, PE, for 879 Route 13, LLC, Applicant; Richard Rogers, Pam Jenkins.

The Public Hearing was opened at 6:58 p.m. by Chairman David Plew, who read aloud the Legal Notice as published in the *Cortland Standard* on 8 February 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, February 21, 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 879 Route 13, LLC, for property located at 877 NYS Route 13, Tax Map No. 95.16-02-73.000, for a variance in the terms and conditions of Article XVIII, Section 178-111 (B), 112, Table 1, and 113, Table 2, for a free-standing sign closer to property line than allowed, for a greater number of building-mounted signs and building-mounted 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.)

PUBLIC HEARING

879 Route 13, LLC, Applicant/Reputed Owner – 877 NYS Route 13 – TM #95.16-02-73.000 – Signage

Chairman Plew recognized Mr. Swedrock, PE, of BME Associates, representing the applicant who was requesting variances for (1) a free-standing sign closer to the property line than allowed, (2) a greater number of building-mounted signs than allowed, and (3) the illumination of building-mounted signs on this former site of McDonald's (applicant's Parcel B), all as shown on the photos accompanying the application.

Mr. Swedrock explained that the existing building will be demolished, and there will be two tenants in a proposed new building. A new 8-foot high monument sign was also shown to those present; this sign would be closer to the property line than allowed. The three building-mounted signs depicted are to be illuminated.

With no one from the public present to be heard,
Chairman Plew closed the Public Hearing at 7:10 p.m.

DISCUSSION/DECISION

With no further discussion, a motion was made by Member John Finn to request the Town Board act as Lead Agency under SEQRA for the proposed signage variance. The motion was seconded by Member Joanne Aloï, with the vote recorded as follows:

Ayes:	Chairman Plew	Nays:	None
	Member Finn		
	Member Bilodeau		
	Member Lefevre		
	Member Aloï		

Motion passed.

This becomes Action #3 of 2017.

A motion was then made by Member Finn to grant the variance, as requested, conditioned upon a Negative Declaration under SEQRA by the Town Board, with the lights to be turned off within one hour after closing. The motion was seconded by Member Tom Bilodeau, with the vote recorded as follows:

Ayes:	Chairman Plew	Nays:	None
	Member Finn		
	Member Bilodeau		
	Member Lefevre		
	Member Aloï		

Motion passed.

This becomes Action #4 of 2017.

APPROVAL OF MINUTES – 31 JANUARY 2017

A motion was made by Member Aloï to approve the Minutes of the 31 January 2017 Zoning Board of Appeals meeting, as submitted. The motion was seconded by Member Bilodeau, with the vote recorded as follows:

Ayes:	Chairman Plew	Nays:	None
	Member Finn		
	Member Bilodeau		
	Member Lefevre		
	Member Aloï		

Motion passed.

This becomes Action #5 of 2017.

ADJOURNMENT

At 7:08 p.m., on a motion by Member Bilodeau, seconded by Member Finn, 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 2/28/17.