

TOWN OF CORTLANDVILLE ZONING BOARD OF APPEALS
Public Hearings/Meeting Minutes - Tuesday, 25 April 2017 – 6:30 PM
Town Hall Court Room – 3577 Terrace Road – Cortland, NY

Board Members (*absent)

David Plew, Chairman
John Finn, Acting Chairman
Thomas Bilodeau
Lenore LeFevre
*Joanne Alois

Others Present

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

Applicants & Public Present

Nick & Jim Huber for Storage Squad, LLC, Applicant; Lorna M. Wall, Applicant; Bob Beard, John Woodward, Nancy Richards, Martha Bush, Jeri Ann McCracken, Gwen Haynes, Carol Allen, Gail VanPatten, Judy Helmer, Mike Reagan, R. Anne Nicklaus, Marlene Rodee, Al Paalke, Andrew Porter, Carol Wayman, Steve Cinquanti, Gregg McConnell, Dave Law, Dan Haynes, Bev Berry, Allison Veinmilla.

The Public Hearing was opened at 6:30 p.m. by Chairman David Plew, who read aloud the Legal Notice as published in the *Cortland Standard* on 12 April 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, April 25, 2017 at 6:30 p.m. at the Raymond G. Thorpe Municipal Building, 3577 Terrace Road, in the Town of Cortlandville, New York, to consider the following applications pursuant to the 1986 Zoning Law:

1. *In the matter of the application of Storage Squad, LLC, for property located at 1162 NYS Route 13, Tax Map No. 96.06-01-15.210, for a variance in the terms and conditions of Article VIII, Section 178-35, Table 1, to allow for a self-storage/warehouse facility.*
2. *In the matter of the application of Lorna M. Wall, 613 Lime Hollow Road, Tax Map No. 95.00-06-06.000 to request an extension of time to bring the property into compliance.*

The above applications are 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 #1

Storage Squad, LLC, Applicant/Church of the Redeemer, Reputed Owner – 1162 NYS Route 13 (Tompkins Street) – TM #96.06-01-15.210 – Proposed Self-Storage/Warehouse Facility

Chairman David Plew asked Town Planning & Zoning Officer Bruce Weber to comment on this proposed facility. PZO Weber said that the Town Board would be asked to act as Lead Agency for the SEQRA Review, and that the applicant needed to have other permits. He also stated that there would be plenty of time for the public to express their concerns during the lengthy process required for such a facility in this location.

The Chairman then recognized Nick Huber, representing the applicant who was seeking a Use Variance as what is being proposed is not an allowed use in the B-2 District. Mr. Huber handed out a photo of the proposed building and information on their financial Hardship. He then went on to describe additional details of the proposed facility: construct seven buildings from 2,000 SF up to 12,000 SF for the purpose of a mini storage facility, white exterior w/blue roofing, fits in nice with the neighborhood he said.

Mr. Huber then reviewed the hardship page contained in the bound booklet accompanying the applications. The hours of operation of this facility have not yet been determined. Facility will be fenced in and tastefully landscaped all along the property line. Trees were discussed.

After additional review of the materials submitted, Chairman Plew asked if there was anyone from the public who wished to speak regarding this Use Variance; there were, as follows:

John Woodward – 1142A Village Park – How can ZBA grant a variance if it's a self-created hardship? Nick Huber answered that it was the size of the property that was hard to sell to other businesses; proposed business would go better in the neighborhood.

Mike Reagan – 1181 Starr Road – Asked to see map of project. Mr. Huber commented the only entrance to the facility would be from NYS Route 13.

Allison Veinnmilla – 12 Abdallah Avenue – Any other inquiries about the property? Is it really necessary of a need for this? Applicant and Andrew Porter responded that property has been listed for sale since 2011; proposed facility will be climate controlled and there's only one other on Luker Road.

John Woodward – 1142A Village Park – What kind of storage are you talking about? Nick Huber responded there are mostly small units, no large trucks would visit the site; maybe 25 vehicles per day, servicing residential clients. Mr. Woodward also asked about application coming before the Planning Board, and PZO Weber explained the timeline.

Nancy Richards – 4630 Carroway Hill – Homer, NY – Has units; no demand for climate controlled units.

Allison Veinnmilla – 12 Abdallah Avenue – Would Town Board have a say as to hours? PZO Weber responded they would, as would the ZBA and Planning Board.

**With everyone being heard who wished to be heard,
Chairman Plew closed the Public Hearing at 6:50 p.m.**

With no further discussion, **a motion was made by Member John Finn that the Town of Cortlandville Zoning Board of Appeals requests that the Town of Cortlandville Planning Board act as Lead Agency under SEQRA for a proposed self-storage/warehouse facility. The motion was seconded by Member Lenore LeFevre, with the vote recorded as follows:**

Ayes:	Chairman Plew	Nays:	None
	Member Finn		
	Member Bilodeau		
	Member LeFevre	Absent:	Member Aloï

Motion passed.

This becomes Action #9 of 2017.

PUBLIC HEARING #2

Lorna Mae Wall, Applicant/Reputed Owner – 613 Lime Hollow Road – TM #95.00-06-06.000
– Extension of Time – Use Variance for Storage Shed

(Note: At this Board's meeting on 27 September 2016, the applicant was granted a use variance to place a temporary storage building on this parcel, which is adjacent to her home, until 1 April 2017 by which time she would obtain a Building Permit to construct her new home here.)

Chairman Plew recognized the applicant (and her daughter, Jeri Ann McCracken) who was seeking an extension of time to allow the subject storage building to remain on her property. Mrs. Wall stated that she was still not financially able to construct a new home on the lot, but had someone interested in purchasing her present home. Chairman Plew asked the applicant what she would like, and Mrs. Wall's daughter responded that she would like at least one year. Member Tom Bilodeau stated he saw no problem with the request, as did Members LeFevre and Finn.

Chairman Plew asked if there was anyone present from the public who wished to comment on the request; there was no one.

**With everyone being heard who wished to be heard,
Chairman Plew closed the Public Hearing at 6:57 p.m.**

With no further discussion, **a motion was made by Member Bilodeau to grant an extension of time for the use variance until 25 April 2018 for the temporary storage building. The motion was seconded by Member LeFevre, with the vote recorded as follows:**

Ayes:	Chairman Plew	Nays:	None
	Member Finn		
	Member Bilodeau		
	Member LeFevre	Absent:	Member Aloï

Motion passed.

This becomes Action #10 of 2017.

APPROVAL OF MINUTES – 28 MARCH 2017

A motion was made by Member Finn to approve the Minutes of the 28 March 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	Absent:	Member Aloï

Motion passed.

This becomes Action #11 of 2017.

ADJOURNMENT

At 7 p.m., on a motion by Member Finn, 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 6/22/17. Rev. 6/23/17.