

CORTLAND COUNTY PLANNING BOARD MEETING MINUTES

August 17, 2022

The regular monthly meeting of the Cortland County Planning Board was **called to order** at 6:35 p.m. by Chair Ann Swisher. Members present included Amy Bertini, Laurie Comfort, Chuck Feiszli, Paul Slowey, and Daniel Haynes. Members absent included Wendy Miller, Paul Dries, Beau Harbin, Emma Hans, and Kevin Whitney. Also present was Director of Planning Trisha Jesset P.E., Planner Alex Schultz, and applicants Kaella Jensen and Grayson Albanese.

Member Slowey moved to approve the July 20, 2022 regular meeting minutes as submitted. Seconded by Member Feiszli. There were no objections.

Chair Swisher began the **Chair's Remarks** by asking again if the board could get updates on applications they approve. Director Jesset suggested creating a google doc so members can view updates in real time. Members will also have the ability to edit the document if they hear any updates before the planning staff.

Chair Swisher then turned it over to Director Jesset for the **Director's Remarks**. Director Jesset remarked that the county has applied for two grants to fund the development of our countywide strategic plan. The first grant is from the Appalachian Regional Council for \$100,000. The second grant is an ESD grant through the CFA process for \$90,000. The county has also committed \$10,000 to the plan. These funds will total \$200,000 and go towards hiring a consultant, advertisement, data collection, etc.

Director Jesset then remarked that review of the Town of Solon's new zoning law was pushed back another month. The Town would like the new zoning law to be as good as it can be. The County will likely review the new law next month.

Director Jesset then mentioned that the September 21st meeting will likely be a long one. The Board is currently slated to review the Town of Solon's zoning law and a large solar development in Harford at the September meeting. Director Jesset asked the board if they would like to move the September 21st meeting to an earlier start time. The board was generally in favor but wanted impute from all members, not just the six in attendance.

The following **General Municipal Law 239 Reviews** were on the agenda:

GML#66.57-01-15.000 Site Plan Review for the purpose of changing the property's use from retail to a requested go-kart track venue. Planner Schultz gave a summary of the staff report including recommendations for conditions.

Member Slowey made a motion to accept GML#66.57-01-15.000 with staff recommendations. Seconded by Member Haynes.

A discussion ensued about the estimated square footage and parking requirements outlined in the staff report.

Discussion then turned to the existing building's use including the go-kart maintenance basement. Members expressed concern that the building is known to flood. The applicants also indicated future plans to use some of the extra unused space in the building for birthday parties.

Member Comfort moved to amend the previous motion to add two additional conditions: that the applicant reapply for site plan review should the go-kart operation use be expanded and that all hazardous/toxic materials be stored above base flood elevation. Seconded by Member Haynes. After some discussion, all members were in favor. The amendment passed by a vote of 6 ayes, 0 nays.

Discussion then ensued on the noise level of the go-kart cars, the walkability of this area, and ADA compliance.

Chair Swisher called for those in favor of accepting GML#66.57-01-15.000 with staff recommendations and the conditions that the applicant reapply for site plan review should the go-kart operation use be expanded and that all hazardous/toxic materials be stored above base flood elevation. All members were in favor. The resolution passed by a vote of 6 ayes, 0 nays. This becomes resolution 22-22.

GML#95.08-01-16.000 Conditional Permit & Aquifer Protection Special Permit review for the purpose of constructing additional warehouse storage space onto an existing building as well as paving a small additional parking lot space. Planner Schultz gave a summary of the staff report including recommendations for conditions.

Member Feiszli recused himself from this review due to his involvement with the project.

With only five members out of eleven present and able to vote, the board could not reach a quorum to review this application. Member Comfort moved to table GML#95.08-01-16.000. Seconded by Member Haynes.

GML#127.00-04-02.000 Area Variance review for the purpose of installing a 5' x 8' campground sign off NYS Route 392. Planner Schultz gave a summary of the staff report including recommendations for conditions.

Member Slowey made a motion to accept the amendment with staff recommendations. Seconded by Vice-Chair Bertini.

A discussion ensued on the owners of the campground property and the adventure center property. Discussion then turned to the size of existing signs in this area.

Chair Swisher then called for those in favor of accepting GML#127.00-04-02.000 with staff recommendations. All members were in favor. The

resolution passed by a vote of 6 ayes, 0 nays. This becomes resolution 22-23.

Planner Schultz mentioned there were four **Return for Local Determination** letters sent this month, provided a short explanation, and invited questions. Vice-Chair Bertini mentioned that the return letter for the area variance requested by E. Nathan Shirley did not make it to the Town of Preble Zoning Board of Appeals in time for their meeting. After some recollection, Planner Schultz explained that the return letter had slipped through the cracks; it was not get sent to the Town until the Town Attorney inquired about it. Planner Schultz thought the Town Attorney had asked prior to the meeting, but was not sure.

Chair Swisher then inquired on the area variance requested by Peter Bennedy in the City. Planning staff believed the request had already been seen by the City of Cortland Zoning Board of Appeals.

Chair Swisher then asked if there were any **Announcements**.

Chair Swisher then announced that the next meeting will be on September 21, 2022.

With no further business, the board **Adjourned** at 7:55 p.m.



Ann Swisher, Chair
August 17, 2022