

TOWN OF CORTLANDVILLE ZONING BOARD OF APPEALS
Public Hearings/Meeting Minutes - Tuesday, 29 March 2016 – 6:30 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

Deborah Garrett for Premier Sign Systems, Applicant; Greg & Barb Leach, Pat Leach, Andrea Niggli, Patrick Sweeney, Andrea Stone, Steve Terwilliger, Peter Blanchard (Reporter), Tyrone Heppard (Cortland Standard Reporter), Sharon Stevans (Ch. 2 Volunteer).

The Public Hearings were opened at 6:29 p.m. by Chairman David Plew, who read aloud the Legal Notice as published in the *Cortland Standard* on 18 March 2016, 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, March 29, 2016 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 Christopher Henry for property located at 4065 Highland Road, Tax Map No. 105.00-03-06.200, for a variance in the terms and conditions of Article IX A, Section 178-40.3, to allow for a drive-thru Coffee Business.*
2. *In the matter of the application of Daniel Carpenter for property located at 693 Lime Hollow Road, Tax Map No. 95.15-03-22.000, for a variance in the terms and conditions of Article IV, Section 178.18 B (1), to allow for an Agricultural use on a lot with an area less than allowed.*
3. *In the matter of the application of Premier Sign Systems for property located at 312 Tompkins Street, Tax Map No. 96.09-02-41.000, for a variance in the terms and conditions of Article XVIII, Section 178-112 Table 1, to allow for a building-mounted sign to be illuminated.*

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

Christopher Henry, Applicant/Christopher Henry Holdings, Reputed Owner – 765 NYS Route 13 – TM #105.00-03-06.200 – Use Variance – Proposed Drive-Thru Coffee Business

PZO Bruce Weber stated that the applicant was, at this time, unable to provide County Planning with the additional information they had requested. Therefore, postponing this appeal was recommended until such time that was accomplished.

With no further discussion, a motion was made by Member John Finn to postpone the appeal for a Use Variance for a drive-thru coffee business until next month’s meeting to allow the appellants additional time to provide a more detailed Site Plan as set forth in the Cortland County Planning Board’s Resolution No. 16-04 of 17 February 2016. The motion was seconded by Member Tom Bilodeau, with the vote recorded as follows:

**Ayes: Chairman Plew
Member Finn
Member Bilodeau
Member LeFevre
Member Aloï**

Nays: None

Motion passed.

This becomes Action #9 of 2016.

PUBLIC HEARING #2

Daniel Carpenter, Applicant/Reputed Owner – 643 Lime Hollow Road – TM #95.15-03-22.000 – Use Variance for Ag Use on Lot Smaller than Allowed

Chairman Plew recognized the applicant who was seeking a variance to construct a 20 ft. by 40 ft. shed off the end of their existing barn for the purpose of raising two dozen hens for eggs and meat for their family. The subject property is in an R-1 District.

Chairman Plew asked if there was anyone present from the public who wished to speak on this matter; there were none.

**With everyone heard who wished to be heard,
Chairman Plew closed the Public Hearing at 6:33 p.m.**

DISCUSSION/DECISION

With no further discussion, a motion was made by Member Lenore LeFevre to grant the Use Variance, as requested. The motion was seconded by Member Joanne Aloï, with the vote recorded as follows:

**Ayes: Chairman Plew
Member Finn
Member Bilodeau
Member LeFevre
Member Aloï**

Nays: None

Motion passed.

This becomes Action #10 of 2016.

There was no action taken. At 6:45 p.m., a motion was made by Member Finn to come out of Executive Session. 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 #14 of 2016.

ADJOURNMENT

At 6:50 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/KP, Bd. Members, JBF,
BW, DD, DC on 3/30/16.