

TOWN OF CORTLANDVILLE ZONING BOARD OF APPEALS
Public Hearings/Meeting Minutes - Tuesday, 26 July 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

Richard Borra for O'Shea Tire, Applicant; Jeff Canarelli for AmericaCU Credit Union, Applicant; Barbara & Pat Leach, Bill & Larie Cifaratta, Pam Jenkins.

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 13 July 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, June 28, 2016 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 O'Shea Tire for property located at 1109 NYS Route 281, Tax Map No. 96.05-01-20.000, for a variance in the terms and conditions of Article XVIII, Section 178, Table 1, to allow for a building-mounted sign to be illuminated.*
2. *In the matter of the application of Americu Credit Union for property located at 3940 NYS Route 281, Tax Map No. 86.13-01-65.100, for a variance in the terms and conditions of Article XVIII, Section 178, 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.

Agenda Item:

Receive Application of Leach Properties LLC & forward to County Planning Board and request Town Planning Board to be Lead Agency.

David Plew, Chairperson
Zoning Board of Appeals

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

PUBLIC HEARING #1

O'Shea Tire, Applicant/Richard Borra, Reputed Owner – 270 Tompkins Street (1109 NYS Route 13) – TM #96.05-01-20.000 – Illumination of Building-Mounted Sign

Chairman Plew recognized Mr. Borra who was seeking a variance to replace an existing sign with a smaller, lighted sign as shown on the materials accompanying the application. He stated he would like to have the sign illuminated the same as others in the area, but would be every happy with 10 p.m. They will also be painting the building.

Chairman Plew asked if there were any other questions/comments from the audience; there none.

**With everyone heard who wished to be heard,
Chairman Plew closed the Public Hearing at 6:32 p.m.**

DISCUSSION/DECISION

With no further discussion, **a motion was made by Member John Finn to grant the variance for the building-mounted sign to be illuminated, as requested, with the illumination to be turned off by 10 p.m.** The motion was seconded by Member Joanne Aloï, with the vote recorded as follows:

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

Motion passed.

This becomes Action #23 of 2016.

PUBLIC HEARING #2

AmeriCU Credit Union, Applicant/LB-UBS 2007-C6-Cortland Station, LLC, Reputed Owner – 3944 NYS Route 281 – TM #86.13-01-65.100 – Illumination of Building-Mounted Sign

Chairman Plew recognized Jeff Canarelli of American Signage, representing the applicant who was seeking a variance to allow for illumination, 24 hours per day, seven days per week, of a new sign as shown on the design sheet accompanying the application. He stated he would like to have the sign illuminated all the time was that the bank lobby is open all night for use of their ATM. He felt it was a safety/visibility item for night customers.

PZO Bruce Weber advised that he had received revised sign dimensions indicating it was approximately 42 square feet, but it is still within the size allowed. It was previously 26 square feet in size.

Chairman Plew asked if there were any other questions/comments from the audience; there none.

**With everyone heard who wished to be heard,
Chairman Plew closed the Public Hearing at 6:35 p.m.**

DISCUSSION/DECISION

After a brief discussion, **a motion was made by Member Lenore Lefevre to grant the variance for the building-mounted sign to be illuminated, as requested. The motion was seconded by Member Aloï, with the vote recorded as follows:**

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

Motion passed.

This becomes Action #24 of 2016.

APPROVAL OF MINUTES – 6/28/16

A motion was made by Member Finn to approve the Minutes of the 28 June 2016 meeting Minutes, as submitted. The motion was seconded by Member Aloï, with the vote recorded as follows:

Ayes: Chairman Plew Member Finn Member Aloï	Nays: None Abstain: Member Lefevre Absent: Member Bilodeau
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Motion passed.

This becomes Action #25 of 2016.

OTHER BUSINESS

Leach Properties, LLC – Lorings Crossing Road – TM #s 77.00-04-11.111 & 11.112

A motion was made by Member Finn that the Town of Cortlandville Zoning Board of Appeals requests the Town of Cortlandville Planning Board to act as Lead Agency under SEQRA for this application. The motion was seconded by Member Aloï, with the vote recorded as follows:

Ayes: Chairman Plew Member Finn Member Lefevre Member Aloï	Nays: None Absent: Member Bilodeau
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Motion passed.

This becomes Action #26 of 2016.

ADJOURNMENT

At 6:37 p.m., on a motion by Member Finn, seconded by Member Aloï, 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 8/14/16.