

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

November 23, 20

The City of Cortland Planning, Zoning & Building Commission met on Monday, November 23, 2020 at 7:00 P.M. electronically via Zoom Video Conferencing. In attendance were the following board members: Chairman Curt Moll, Don Bell, Don Fatobene and Brian Hodor. Also present were Mayor Deidre Petrosky, Law Director Patrick Wilson, and Service Director Kim Blasco.

Mayor Petrosky swore in new board member Brian Hodor.

Curt Moll calls the meeting to order.

Roll Call: Brian Hodor, here; Don Fatobene, here; Don Bell, here; Curt Moll, here; Sally Lane, absent.

A motion to approve **Commission Minutes from the October 12, 2020** regular meeting was made by **Don Fatobene** and seconded by **Don Bell**.

Roll Call: Don Fatobene, yes; Don Bell, yes; Curt Moll, yes; Brian Hodor, abstain. MOTION APPROVED.

Curt Moll: The first item is **27-20 New Sign – 225 S. High St.** - Cortland Nutrition, Wall-Mounted Sign, 17” x 44”. Can I have a motion please.

A motion was made for 27-20 by **Don Bell** and seconded by **Don Fatobene**.

Curt Moll: Do we have someone here to talk about the sign? Did you invite them?

Christine Dorma: I invited him again today through email.

Patrick Wilson: Did you invite the applicant as well as Mark from Mark’s Signs?

Christine Dorma: Only Mark because he said that he was going to come for them when he first applied.

Curt Moll: I think that we ran into a problem before with him being able to participate on Zoom. I’ve looked at the sign, the sign is well within the sizes we have. Is this just a replacement for an existing sign?

Don Fatobene: Yes.

Curt Moll: That’s what I thought. I don’t know whether it’s up yet.

Don Bell: Yes. It has been for quite a while as a matter of fact.

Curt Moll: Okay. Do you want to make them come or can we vote on it?

Patrick Wilson: I’m comfortable voting on it given all of the circumstances. They are not asking for anything outside of our regulations. It’s already mounted. Kim, do you see anything out of the ordinary with this request? (Kim’s microphone is not working at this time.) I don’t have any objection to the board voting on this tonight.

Curt Moll: I don’t either. Do any of the board members who have seen it have a problem with it?

Multiple no comments.

Curt Moll: Very good, we’ll end discussion and have a roll call please.

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

November 23, 20

Roll Call: Don Bell, yes; Curt Moll, yes; Brian Hodor, yes; Don Fatobene, yes. MOTION APPROVED.

Curt Moll: 28-20 Set Public Hearing for Zone Change – Parcels 30-000011 and 34-106877 from C-1 (Central Business District) to R-M (Residential Multi-Family District). Public Hearing to be set for December 14, 2020 at 6:50 p.m.

Don Bell made a motion for 28-20, seconded by **Don Fatobene**.

Curt Moll: That is where he had the demonstration homes. I'm not sure why it was Business District. There is certainly no reason that you couldn't build a house there now.

Mayor Petrosky: I texted Kim and asked if she had anything to say regarding either of the public hearings and she no. They will both be here at the next meeting.

Curt Moll: Good, thank you.

Patrick Wilson: We will get them set but at this point we don't know if they will be in person or virtually correct Mayor?

Mayor Petrosky: That is correct.

Patrick Wilson: I think that it is important Christine, for them to know that if it is virtually through Zoom, that they have to make every attempt to be at the meeting.

Curt Moll: We need a roll call on that public hearing.

Roll Call: Curt Moll, yes; Brian Hodor, yes; Don Fatobene, yes; Don Bell, yes. MOTION APPROVED.

Curt Moll: 29-20 Set Public Hearing for Variance Request – to build slabs on foundations at Hawks Landing. Public Hearing to be set for December 14, 2020 at 6:40 p.m. Can I have a motion please.

Don Fatobene made a motion for 29-20, seconded by **Don Bell**.

Don Bell: I thought they were putting basements in there.

Curt Moll: I don't understand, something with the elevations, I think.

Mayor Petrosky: I just asked Kim tonight. When you go in on the right-hand side, the elevations are off so they cannot build a full basement. Kim had pointed this out to the Engineer prior to the construction.

Curt Moll: They can't build a full basement because there is not enough depth under there? I don't understand that.

Don Bell: There is probably something wrong with the grade that they can't get full depth on the basement.

Curt Moll: Why wouldn't you go to a cross base at that point?

Mayor Petrosky: That's a question you should ask Mr. Jardine.

Don Fatobene: Probably cost.

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

November 23, 20

Curt Moll: They are putting a footer in anyway that goes down 4 blocks. I don't know why they would pour the slab on top. We'll get more information later. I'd really like to tour that site and have the whole zoning board there; as many as we could get, to really understand why they need to do that.

Mayor Petrosky: Again, the important thing is that Kim already pointed out to the Engineer that it wasn't going to work based on the elevations. They did nothing to change their plans.

Curt Moll: I'd really like to understand. Maybe meet Kim over there and talk about it.

Kim's microphone is now working.

Don Fatobene: When you set a time for that, let us know.

Roll Call: Brian Hodor, yes; Don Fatobene, yes; Don Bell, yes; Curt Moll, yes.
MOTION APPROVED.

Curt Moll: What's the criteria Mayor that you will use to decide how we will meet next month?

Mayor Petrosky: I'm looking at hospitalizations in Trumbull County. If we are on the correct down-slope and we don't have any more cases in City Hall, I think that we could meet in person. I also defer to how the board is comfortable. If you are not comfortable, you do not have to do it publicly; send me a text or an email.

Curt Moll: Great. Kim did you hear the discussion about a tour? We'd like to see what they are talking about with this elevation difficulty.

Kim Blasco: He has a couple of things that he is going to bring up. First being that he doesn't think that some of these people want basements. Number two, he does not want to do a crawl space, he thinks that it's a bad idea. Rot can set in and it's moisture problems, he won't do a crawl space. Number three is elevation. If you drive up it's the ones on the right, 3 or 4 of them he wants to do slabs on. The gradings on the far right behind the buildings is where the issues might be. More exposure to the foundations maybe, I'm not totally sure. The first one on the corner is where they are going to have the worst elevation issues.

Don Bell: There is a heck of a drop off there when you drive in. I was wondering what was going on over there and then I find out; they are going slabs. Like the Mayor had said, you told them about this earlier and it hasn't seemed to phase them.

Don Fatobene: Are they looking to use slabs on only those particular units or all of them?

Kim Blasco: No, they already have 4 in with basements.

Don Fatobene: That's what I thought.

Don Bell: Are they thinking of changing the rest of them to slabs or only on that corner?

Kim Blasco: He probably wants to do half of them as slabs. Whatever he has remaining; he probably wants slabs.

PLANNING, ZONING & BUILDING COMMISSION

CITY HALL

November 23, 20

Curt Moll: He's not clear with that in his request, which ones. He has come in with "I want to do slabs". We have no way of knowing how many. I'd be interested to see what the County Building Commission has to say about that as well.

Kim Blasco: From what he says, they don't have a problem with it.

Curt Moll: Well, I'm not willing to take his word on what the county thinks about it.

Kim Blasco: The slab itself, the construction?

Curt Moll: I'd like to have some kind of recommendation from the county.

Kim Blasco: I'll give Mike a call and see what he says. I don't know that they would object. Right now, the Ross Development, that's what they are doing. They are putting slabs on foundations.

Don Fatobene: There are a lot. Some of the condos behind Ivy Hill, some of those are on slabs as well. It's pretty common practice.

Kim Blasco: Right.

Curt Moll: We've had some discussion. Mayor, I have to talk to you about some other concerns that you've had in the email you sent me. Hopefully, we'll get that underway before this public hearing goes. I'm not comfortable saying we'll just change what we have in our ordinances just because they want to do it. I'd like to see better documentation.

Mayor Petrosky: Right.

Patrick Wilson: I like that position.

Curt Moll: Any other concerns, discussions? Welcome Brian. I'm going to ask for a motion to adjourn.

Adjournment moved for by **Don Fatobene** and seconded by **Don Bell**.

Roll Call: Curt Moll, yes; Don Bell, yes; Don Fatobene, yes; Brian Hodor, yes.
MOTION APPROVED.

Meeting Adjourned: 7:20 pm

Chairman

Date

Secretary