

TOWN OF VIRGIL PUBLIC NOTICE

Notice of Planning Board Meeting 06-30- 2025

MEETING AND PUBLIC HEARINGS OF THE VIR- GIL PLANNING BOARD

NOTICE IS HEREBY

GIVEN that a meeting and public hearings will be held before the Virgil Planning Board on Monday June 30, 2025, at the Virgil Town Hall 1176 Church Street, Virgil NY 13045 at 7:00 PM. The meeting and public hearings are being held to consider the following applications:

1. James and Joseph Cutler, owners and applicants for the property located at 2844 S. Cortland-Virgil Road (Tax Map #116.00-01-03.000), are submitting a request for site plan review in connection with a proposed minor subdivision. The proposal involves subdividing the front, road-side portion of the existing 52.51-acre parcel to create a new lot of approximately 4.55 acres, which will conform to applicable zoning regulations. However, the remaining parcel, after subdivision, will retain between 50 to 100 feet of road frontage—less than the 250 feet required by Section 590, Table 3, of the Town of Virgil Zoning Law. To address this, the applicants received a variance from the Virgil Zoning Board of Appeals, which was granted on May 27, 2025.

2. Michael Riksheim, the owner and applicant for the property located at 1899 Gee Hill Road, Dryden, NY 13045 (Tax Map #125.00-01-44.200), is seeking approval for a Home Occupation Certificate. The applicant is currently operating a home-based business focused on teaching individuals how to safely load ammunition. The business is being implemented in two phases. At present, instruction is taking place in the property's garage while the applicant prepares for planned renovations to the home. The area currently used for business purposes occupies less than 30% of the total residence, in compliance with applicable home occupation regulations. A second-floor renovation is planned to be completed within one year, which will include designated classroom space and an indoor instructional range as outlined in the submitted floor plan.

3. Discussion on the Cortland CSG 1, LLC Project is a proposed, ground mounted photovoltaic (PV) solar generating facility of 5.0 megawatts (MW) alternating current (AC) located on Holler Road, Virgil, Cortland County, New York tax map #126.00-11-12.200. The proposed project is situated within an approximately 26.56-acre area of a larger approximately 117.08-acre parcel of private land owned by Pierce Farms LLC.

The above applications are available at www.virgilny.org or contact the office of the Town Clerk at (607) 835-6174, Ext. 2. Those wishing to speak may do so in person, by attorney, or by another representative. Communications in writing in relation thereto may be filed ahead of time with the Board or at such hearing.

Alane Van Donsel
Virgil Town Clerk on Behalf
of
The Virgil Planning Board