

Village of Hammondsport
Planning Board
Meeting Minutes Revised
April 22, 2015

Board Present: David Oliver, Paul Albee, Paul Martuscello, Vince Domeraski, Lew Hall

Others Present: Jim Keena, Cindy Tallo, John Jensen, Carol Malone, Bee Keck, Blaine Mays, Alissa DeSalvo, Ron Leonard

Chairman David Oliver called meeting to order at 7:00 P.M.

Motion made by Paul Albee to approve the March 25 minutes seconded by Lew Hall.

Motion made by Paul Albee to approve the April 6 minutes seconded by Paul Martuscello.

New Business

Application 2015-15 Desalvo-Mays, Change studio apartment to a business office space to rent.
No construction will be done and the person renting would have to apply for sign.

The Zoning Officer, Bob Magee, states in his letter, the application is requesting approval to change from a "pre-existing nonconforming first floor residential space in the core business district" to an office space, which is permitted by right in this district. No construction is involved and the building inspector has stated that there are no building requirements that need to be addressed nor are there any required modifications to the existing septic system.

The applicant(s) have been informed that a change from the nonconforming use to a conforming use is a "move toward compliance". Such a change will permanently eliminate the "pre-existing" status.

Motion was made by Lew Hall to waive further Site Plan Review and seconded by Vince Domeraski.

Roll Call: David Oliver-Aye
Lew Hall-Aye
Vince Domeraski-Aye
Paul Martuscello-Aye
Paul Albee-Aye

Motion carried

Application 2015-14 James Keena-Curtiss Development, LLC
Subdivision for 18 Bauder, Curtiss School site to make lot into 4 parcels making 3 into residential housing and remaining parcel to retain existing school building.

Paul Albee notes the lot sizes have changed from the last application to the current and Cindy Tallo replied that the first application was an estimate and the second application is based on the survey.

The Board notes that on the application there are no neighbors listed with addresses and Kelly Harris, Deputy Clerk let the Board know that she has added all the information.

David Oliver stated we can't take from one old application and bring it over.

Mr. Albee understood a contingency can be made by the Board and can approve subdivision with conditions.

The septic on 3 residential lots and school lot has to be addressed on the Plat per the Village Code. Whatever the septic is for the school it cannot interfere with the housing lots.

David Oliver stated you can't use an application a second time.

Other things that need to be on the Platt are:

1. Any changes
2. Sidewalk
3. Water and gas lines on Lake and Bauder St.

Mr. Keena thought the trees might have to come down for sidewalks to be put in along Bauder St. and Dave Oliver thought Mr. Keena could save the trees if a sidewalk goes to the curb by using a structural soil.

Driveway cuts are homeowner's responsibility.

The completed Platt needs to be in 15 days ahead of Public Hearing and 8 copies made. Mr. Keena can bring in one to review first with Mr. Oliver.

Public comments:

Carol Malone - The people were under the assumption the Board was not going to let Mr. Keena subdivide and now they have done a three sixty. Mr. Keena had a letter to the School Board stating he was keeping the green space so kids can sled ride.

John Jensen-How do you ignore what his plans are for the Curtiss School? We already know.

The Board replied that the Village Board stated they did not want any more parks. It's a new application and procedurally the Board is doing what they need to do and they have to go by the law.

Mr. Keena's new application will have to go through a Public Hearing and the SEQR.

Motion to adjourn meeting by Lew Hall and seconded by Vince Domeraski

Meeting adjourned at 8:00

Respectfully submitted, Kelly Harris

