

Village of Hammondsport
Planning Board
Meeting Minutes
Aug. 28, 2013

PRESENT: Planning Board Members: David Oliver, Paul Albee, Vince Domeraski, Lucy Knapp, Paul Martuscello

OTHERS PRESENT: Anne Green, Pam Knapp, Robert Lack, Melissa Christensen, Amanda Sutton and Randy Robinson

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

Old Business

Paul Martuscello wants changes in the July 24, minutes where he wants to know if Mr. Lack has the financing to "what is the project's financial costs and how is Mr. Lack going to finance the project for the future?" The overall feeling is no sub-division. Motion was made by Vince Domeraski to approve July 24, minutes and seconded by Paul Albee.

New Business

Application 2013-33 Melissa Christensen

Melissa Christensen wants to put in a Beauty Salon at Keuka Corner. There will be two hair salon stations and two nail pedicure stations. There are two parking spots in the back for employee parking and plenty parking out front for customers. The report from Bob Magee states the project is in compliance. The Health Board has over site and the property is owned by Magee Kostka in Florida. Melissa Christensen will be renting and putting an awning on the building. Paul Albee said they will need a sign permit.

Motion was made by Paul Albee to waive further Site Plan Review and seconded by Paul Martuscello.

Roll Call: David Oliver - Yes
Vince Domeraski-Yes
Lucy Knapp-Yes
Paul Albee-Yes
Paul Martuscello-Yes

Motion carried

Application 2013-29 Robert Lack, Curtiss School Project

Dave Oliver e-mailed Kyle Bower and the sale of the school is expected to close in 3-4 weeks. There was a public hearing with IDA on 8-27-2013. There will be a 10 year pilot. The IDA was doing the loan on developed land, not 1.3 acres in back.

Robert Lack needs to market the lots for cash flow. Paul Martuscello stated Robert Lack needs to have the lot out back of the school annexed from the Town of Urbana. Dave Oliver wanted to know who would take care of the street maintenance. Mr. Lack stated he has not figured that out. Dave Oliver told Mr. Lack he needs to go to the Town for a Variance. The Board asked Mr. Lack if he was going to put more money into development than he was going to get out of it and Mr. Lack replied "yes."

Mr. Lack met Don Pressure on road work. Anne Green **stated in order** to start the process of annex, Mr. Lack needs a written request.

Mr. Lack's offer to the school is contingent on specifics such as sub-dividing, apartments, gym use, etc. Paul Martuscello asked Mr. Lack if he would be interested in selling the front lot to the Village and he would.

The Board wanted to know who did a study showing that Hammondsport was in need of lots for sale and Mr. Lack replied no one, he spoke to realtors.

Pam Knapp stated there are few houses for sale that are not in need of repair and updating and people are looking for ranch homes so I would purchase a lot.

Dave Oliver let Mr. Lack know he needs a Special Use Permit Application for the utilization of the auditorium and gym and outdoor space.

Vince Domeraski asked if Mr. Lack was planning on using the office that is in the plans and he said he was going to use it as a branch office.

Mr. Lack stated they will be removing the big boiler and the people in the Village talked about wanting a fitness center so he would consider the space in the basement to allow someone to put a fitness center but it would not be a part of his project.

Mr. Lack would sell the bookcases or salvage them. He wanted to know what the timing of annexing would be and Anne Green stated, once a request is in writing it goes to the town meeting and there is no public meeting required.

Dave Oliver wanted to know who is going to take care of the roads, maintain and plow them. Mr. Lack stated he would have to talk to Randy Hoad about the roads and sidewalks.

Robert Lack wanted to know if the uses are ok in the long form SEQR and it was noted Mr. Lack can not be lead agency.

Robert Lack stated the half a million dollar loan is approved by the IDA, the improvements would be 1.1 to 1.3 million and he would pick up the rest with the sale of the lots. Robert Lack would come up with 2-3 hundred thousand dollars. Rents should bring in \$160,000. The project will be in two phases. Six apartments would be done in the first phase and 6 more in second phase.

Anne Green asked about snow bird apartments, would that effect his apartments and Robert Lack replied, he hopes for that.

The Planning Board can check with the Village Board and Randy on road care. The first thing that needs to be done is the property has to be annexed from the Town of Urbana. SEQR becomes public, Site Plan Review has to have a public hearing and the final application needs to be submitted. All of it needs to be listed in the paper two weeks before meeting and application needs to be in the office for 10 days prior.

Robert Lack says he needs to sell four lots for a couple hundred thousand to get capital for the project to start.

Dave Oliver asked if the IDA would require a bond and they would not.

Motion to adjourn meeting by Paul Martuscello and seconded by Vince Domeraski.

Meeting adjourned at 8:35.

Respectfully submitted, Kelly Harris

