

Village of Hammondspport  
Planning Board  
Meeting Minutes  
Jan. 28, 2015

PRESENT: Planning Board Members: David Oliver, Paul Albee, Paul Martuscello, Mary White, Lew Hall

OTHERS PRESENT: Jim Keena, Cindy Tallo, Lynn Sisson, Doug Nichols, Shelly Day

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

Motion made by Paul Martuscello to approve the Nov. 19, 2014 meeting minutes it was seconded by Paul Albee.

New Business

Application 2015-03 James Keena-Curtiss Development

Mr. Keena is seeking to subdivide the Curtiss School site lot into 4 parcels making 3 into residential housing and the main existing building will remain the same on the exterior and will turn the interior into either apartments or a hotel.

Zoning Officer Bob Magee states the parcel was rezoned in June 2013 to Medium Density Residential. The minimum lot requirements are 5000 square feet with a 50' lot width at the street line. The proposed lots meet these requirements, as does the remaining parcel. Phase two of the application should include specifics pertaining to the proposed structures to insure that the construction can meet setback and watershed regulations.

The Board asked if there were any deed restrictions on style of housing and Mr. Keena responded that it would be up to the Village. They wanted a whole project plan also and Mr. Keena does not know what the whole project will be at this time. The Board has concern of what the housing is going to look like on the lots. Chairman Oliver went through the codes on sub-divisions, Chapter 4, Item B on protection of open space of the community, Section 4 on Parks and Playgrounds. The hill in front of the Curtiss School was a sledding hill when it was a school. Will there be enough room for septic? They meet more than min. for septic for lot sizes, said Mr. Keena and he also stated that if lots were subdivided to residential, then it would be up to the owner of the property on how many bedrooms can be built by the septic law. The back lot, which is in the Town of Urbana, is being considered for septic for the Village downtown area and it would be a closed system underground. The Board declared Curtiss Development a Minor Subdivision.

Mr. Martuscello wants to reconcile what the Board said to Mr. Lack, that they do not want the site subdivided. Mrs. White commented that she did not want to see the property empty and go to waste. Mr. Keena stated there would be no more than 30 rooms if it becomes an Inn and there will be an event center in the gym for community use. There will be no other buildings on the site in the back of existing building, only if not used for sewer for the Village.

A Public Hearing will be set up by the Village Clerk. The applicant, Mr. Keena needs to submit Part Two of the subdivision with the following:

1. Names and addresses of all adjoining property owners.
2. Copies of any existing or proposed deed restrictions, covenants, or rights of way pertaining to all or part of the tract.
3. An Environmental Assessment Form (SEQR), with Part One completed.
4. Copy of the deed.
5. Copies of paid tax receipts
6. The Tax Map sheet, blocks and lot numbers of the parcel to be divided.
7. Project overview

Motion made by Paul Albee for a Public Hearing and seconded by Paul Martuscello

Roll Call : David Oliver –Yes  
Lew Hall – Yes  
Paul Martuscello- Yes  
Mary White – Yes  
Paul Albee – Yes

Motion carried

Application 2015-05 Lynn Sisson, 27 Shethar St. – Keuka Oil Co.

Ms. Sisson is seeking to turn the retail space located in part of Park Pharmacy into a specialty shop for specialty olive oils and balsamic vinegar.

In the Concept Review, Exhibit E is actually Exhibit D. The door between the Pharmacy and retail area will become a closed in wall and the other doorway will have an iron gate that will lock. They will be rezoning the fire alarms so the new retail space will be separate from the Pharmacy space and they will be applying to the State to rezone the Pharmacy area to a Pharmacy Department, so they can be open on Sundays but the actual Pharmacy will not be open. They will be also doing some specialty teas and salts.

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

Roll Call: David Oliver – Aye  
Lew Hall – Aye  
Paul Martuscello – Aye  
Mary White – Aye  
Paul Albee – Aye

Motion carried

Public hearing closed at 8:00

Board discussed a waiver where the developer would compensate the Village for lost space concerning the Curtiss School property. They also discussed a possibility for a pavilion used for weekend farmers market, special events and parking.

Motion to adjourn meeting by Mary White and seconded by Paul Martuscello

Meeting adjourned at 8:18

Respectfully submitted, Kelly Harris