

Village of Hammondsport
Planning Board
Meeting Minutes
July 22, 2015

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

Others Present: Jim Keena, Cindy Tallo, Attorney Christine Valkenburgh, David Fice, Mark Schlechter, Bonnie Albee, Bee Keck, Debra Robbins

Chairman David Oliver called meeting to order at 7:00 P.M with the Pledge of Allegiance.

Minutes: Paul Albee made a motion seconded by Vince Domeraski and carried all voting Aye to approve the June 24, 2015 meeting minutes as amended.

Application 2015-14 Hammondsport Curtiss Development, LLC
Subdivision of 18 Bauder Street, Curtiss School into 4 lots: 3 residential housing and one vacant building.

The Attorney for the Applicant, Christine M. Valkenburgh, handed out a packet to planning board members containing completed Full Environmental Assessment Form Part I and attachments. She stated no other governmental approvals are needed, Village Planning Board is only board approval required. Applicant is requesting Planning Board to adopt and approve to proceed with the subdivision.

Items for clarification from previous meeting:

1. Letter from Village Board received; the Village of Hammondsport Board of Trustees has no interest in "green space" for the parcel in front of the Curtiss School located at 15 Bauder Street. (attached)
2. Letter from Virginia L. Bartos, Ph.D. , NYSHPO, stating that the property is not listed on the National Register of Historic Places.
3. Full Environmental Assessment Form completed.

The Board discussed the issue of a sidewalk along Bauder Street to be completed after construction.

Also discussed was the location of the four seepage pits. In a letter dated 4/8/13 from former Watershed inspector Terry DeBuck four seepage pits for the school building maybe located under one of the proposed lots. The board is requesting these seepage pits along with all septic systems to be located on the plat. The board is also requesting all seepage pits and septic systems be decommissioned according to KWIC regulations.

The Board confirmed that the property is listed both historical and archeological on the DEC mapping website for SEQR and will consider the subdivision application as a Type I Action and review Full Environmental Assessment Form Part I and II.

On motion of David Oliver and seconded by Vince Domeraski, RESOLVED, that the Planning Board does hereby list the Subdivision Application 2015-14 submitted by Hammondsport Curtiss Development , LLC as a Type I Action under SEQR Review.

ROLL CALL VOTE: David Oliver – Aye
Lew Hall – Aye

Paul Martuscello – Aye
Vince Domeraski – Aye
Paul Albee – Aye

Motion Carried

Full Environmental Assessment Form Part 1 – Project and Setting

Applicant: James Keena, Member – Hammondsport Curtiss Development, LLC

The Village of Hammondsport is considered Lead Agency for review as it is the only agency required for approval of the Subdivision Application 2015-14.

On motion of David Oliver and seconded by Lew Hall, RESOLVED, that the Village of Hammondsport Planning Board does hereby accept Lead Agency in SEQR Review for Subdivision Application 2015-14.

ROLL CALL VOTE: David Oliver – Aye
Lew Hall – Aye
Paul Martuscello – Aye
Vince Domeraski – Aye
Paul Albee – Aye

Motion Carried

Applicant filled out Part 1 sections A, B, and C. Planning Board reviewed answers to those sections. D. Project Details was not filled in as applicant said not applicable because just drawing lines on a map for subdivision. D.2 Project Operations not pertinent to subdivision. E.1 and E.2 not applicable.

The Board proceeded with answering questions to Full Environmental Assessment Form Part 2 – Identification of Potential Project Impacts. All questions were discussed and reviewed. Three areas of concern were discussed.

1. Impact on Land (question 1)
2. Impact on Historic and Archeological Resources (question 10)
3. Impact on Energy (question 14)

Paul Albee made a motion seconded by Lew Hall, RESOLVED, pursuant to Article 8 (State Environmental Quality Review Act – SEQR) of the Environmental Conservation Law and 6 NYCRR Part 617, the Village of Hammondsport Planning Board as Lead Agency for SEQR Review determining Subdivision Application 2015-14 as a Type I Action, does hereby accept SEQR and issue a Negative Declaration based on the following findings:

1. Impact on Land: It was determined that the construction of homes on the three proposed sites would be similar to the neighborhood prior to the construction of the present school by viewing the maps from the 1918 period when Curtiss had his factory on that site. Building in that specific area would be like a replacement over a hundred year period.
2. Impact on Historic and Archeological Resources: It is acknowledged that there has been extensive construction in this area over the years and the applicant is aware of the significance of any findings and will preserve such. The Curtiss School had been recommended to be included on the State Register of Historic Places by a previous potential buyer but it had not been processed. The current owner has no intention of finishing the process.
3. Impact on Energy: The overall energy usage of three residential homes is not considered to impact the usage more than the previous impact that the school had on the local system but it was considered an increase from the current state of the non-functioning school building.

ROLL CALL VOTE: David Oliver – Aye
Lew Hall – Aye

Paul Martuscello – Aye
Vince Domeraski – Aye
Paul Albee – Aye

Motion carried

Decision Subdivision Application 2015-14:

Paul Albee made a motion seconded by Lew Hall to approve Subdivision Application 2015-14, Hammondspport Curtiss Development, LLC, 15 Bauder Street, Hammondspport, NY subject to the following conditions:

1. The final plat shall show the location of the preexisting septic system and all seepage pits.
2. The preexisting septic system and all seepage pits for the Curtiss School shall be decommissioned according to standards set forth by the KWIC and a report by the local watershed inspector.
3. Hammondspport Curtiss, LLC (James Keena) shall replace the current sidewalk to the school by installing a sidewalk along Bauder Street. Location to be determined by the Village Highway Supervisor and subject to Village approval. Installation to be after construction of the homes along Bauder Street.

ROLL CALL VOTE: David Oliver – Aye
Lew Hall – Aye
Paul Martuscello – Aye
Vince Domeraski – Aye
Paul Albee – Aye

Motion carried

Upon completion of condition #1 a new plat must be submitted to the Village Clerk's Office. With condition #1 and #2 being met, the plat shall then be signed by the Planning Board Chairman with one copy being retained by the Village Clerk. Condition #3 shall be completed after construction.

Vince Domeraski made a motion seconded by Paul Martuscello to adjourn the meeting at 8:45 p.m.

Respectfully submitted,

Lela Martuscello
Clerk