

Village of Hammondsport
Planning Board
Meeting Minutes Revised
July 24, 2013

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

OTHERS PRESENT: Linda Carl, Lewis Hall, Robert Lack, R. Orman, Anne Green, Bob Magee, Pam Knapp.

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

Old Business

Motion made by Paul Albee to approve the March, April, May, and June meeting minutes it was seconded by Lucy Knapp.

New Business

Application 2013-026 Linda Carl is looking to put in a handicap lift in front of the Park View Wine and Spirits at 74 Pulteney St. from the Main Street Grant.

Paul Albee was concerned if stairs will line up and if there was room enough to cover up to two steps. The Village Board passed a Resolution for Park View Wine and Spirits at 74 Pulteney to construct a handicap lift on July 9.

Dave Oliver wanted to know how it was going to match up with the Historic downtown area. Is it being put in for ADA and if it meets requirements with doorway measurements and aisle measurements? Lou Hall confirmed the stairs will work and a wheelchair will fit in the doorway and in the aisles of the store. Lou will construct it to make it blend for a historic visual impact as it was approved by Buffalo Historical Society verbally. The current table and chairs would not be put back if there isn't any room.

Lucy Knapp was concerned that they are opening up every store to get a handicap lift. Lou Hall mentioned there are very little places that would work to put in a handicap lift.

Lucy Knapp made a motion to waive further Site Plan Review and Vince Domeraski seconded with conditions of no signage, banners or flags on the lift or railing and the façade of lift has to match the building.

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

Motion carried

Application 2013-29 Robert Lack Curtiss School Project to sub-divide lot for housing, put apartments in school and build new apartments in back of school.

Robert Lack's plan is to use the auditorium for community use, conferences and meetings for clubs and organizations. The outside will stay as is and he has put in paper work to be put on the National Historical Trust but it can't be finalized until they close on the purchase of the property.

Behind the school on the property the plan is to add more apartments. The property is owned by the Town of Urbana at this time but the town is looking into annexing the property.

Bob Magee's recommendation to Mr. Lack is to present to the public that the plan is to market and rent apartments in the Curtiss School building. Mr. Lack's wording needs to be more exact on how many apartments and the usage for the auditorium etc.

Dave Oliver said the sub-division for the front of the Curtiss School is not the best thing to do. The slope kids use in the winter to sled down. Also, if houses get built on the green area, the view from the street will be limited of the Curtiss School and the apartments in the school looking toward the street would be looking in back of houses. It was brought to Mr. Lack to possibly donate the green area back to the Village.

Robert Lack's motivation is to salvage a school and work with the community and make it a success.

Paul Martucello wants to know what is the projects financial costs and how is Mr. Lack going to finance the project for the future? The overall feeling is no sub-division.

Mr. Lack had a market analysis done and has been approved by IDA and Elmira Savings Bank and the bank and school board are all ready to close if he gets approval to go forward with the proposed project from the Village.

The waste water system was looked at with Terry DeBuck and it failed, there is no tank there, only a dry well. The school is suppose the replace the septic but Mr. Lack is going to see if the school will let him replace it and get a credit on the sale of the property. Mr. Lack found out that the school is the one that has to get a quote for the septic.

The Curtiss School Project has to go to site plan.

Bob Magee told Mr. Lack he needs to change the areas with mixed usage to more specific uses and he will need special use permits. One for Multi Family Med. Density Residential and one for each of the two office spaces.

Paul Martuscello is for the project except for the sub-divisions. Vince Domeraski is for the apartments inside the Curtiss School.

An informal review of the long form SEQR was done and the SEQR is getting cleaned up after reviewing it.

Application 2013-26 Robert Lack Curtiss School Project is going to site plan and he is getting his special use permits done.

Motion to adjourn meeting by Paul Martuscello and Vince Domeraski

Meeting adjourned at 10:00 p.m.

Respectfully submitted, Kelly Harris

