

Village of Hammondsport  
Planning Board  
Meeting Minutes  
June 24, 2015

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

Others Present: Jim Keena, Cindy Tallo, Attorney Christine Valkenburgh and 28 members of the public.

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

Minutes: Lew Hall made a motion seconded by Vince Domeraski and carried all voting Aye to approve the May 27, 2015 meeting minutes.

#### PUBLIC HEARING

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

Chairman Oliver opened the Public Hearing to comments and questions from the public. Attorney Christine Valkenburgh spoke on behalf of the applicant describing the subdivision and stated she would answer any questions from the public or board.

The following persons spoke in favor of the subdivision:

James Frey, 85 Shethar Street  
Rita Hunter, 84 Shethar Street  
David Luppino, 80 Lake Street  
Fred Tanneberger, Lake Street

Letters were received in favor of the subdivision from the following persons:

Lucy Knapp, John DiBona, Pam Knapp, David Luppino, James Frey

A letter from Suzanne Bresser, 128 Pulteney Street was discussed. Ms. Bresser's letter addressed her concerns with the classification of the subdivision as a Minor Subdivision. She states several reasons the subdivision should be classified as a Major Subdivision for a more thorough review.

Joan Rogerson, 66 Lake Street asked if there will be any building restrictions in the deed when sold by the current owner.

Jack Merriam, 59 Lake Street spoke regarding his concern with the width of Bauder Avenue with cars exiting from driveways.

All persons desiring to be heard, having been heard the Public Hearing was closed at 7:24 p.m.

## Regular Meeting

Application 2015-24; Fred and Penny Tanneberger, 56 Lake Street, garage addition.  
Mr. Tannenberger will construct the addition in the character of the existing garage and home.  
Application is complete.  
Zoning Officer's report received stating the project meets Village Zoning requirements.

Paul Albee made a motion and seconded by Vince Domeraski Pursuant to the provisions of 96-14 of the Village Code it is the decision of the Planning Board to waive any further review of Application 2015-24.

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

Motion Carried

Application 2015-28; John and Kim Potter, 22 Wheeler Avenue, Garage Replacement.  
The board received the application today and with many questions unanswered will review the application at the next meeting.  
On motion of Lew Hall and seconded by Vince Domeraski and carried all voting Aye to table Application 2015-28 until the next Planning Board Meeting.  
Roll Call Vote:           5 – Aye           0 – Nay

Subdivision Application 2015-14; Curtiss Development, LLC.  
Paul Martuscello asked a question about the distribution box for the septic and location of leach fields. He wanted to know if the location of the leach fields should be noted for potential buyers and if there is a Department of Health concern with abandoned systems.  
The applicant's attorney stated that the conjunction box will be disabled and all septic systems will be KWIC approved.

David Oliver said the next step is to go over the Short Environmental Assessment Form. Under #12 on the form the applicant has checked No to both 12a. and 12b. Does the site contain a structure that is listed on either the State or National Register of Historic Places? Is the proposed action located in an archeological sensitive area?  
The DEC Mapping website for SEQR has a yes answer to 12 a. and b.  
The previous applicant for a subdivision and development of the property had submitted an application for Historic Preservation but it was never finalized.  
Attorney Valkenburgh thinks this is incorrect and will look into. The board will also look into this further to get a clarification from the DEC.

David Oliver also discussed a letter from the Village Board to the Hammondsport Central School prior to the sale of the property located at 18 Bauder Avenue expressing interest in obtaining the area of the proposed subdivision for open space. Planning Board member Paul Albee would like this clarified as he remembers a village board member stating the village does not want any more parks.  
The Clerk will get a confirmation from the board.

The Board must go through and classify the Action as Type I or Type II.

Paul Albee made a motion seconded by Lew Hall to adjourn the meeting on the Subdivision Application 2015-14 and get further information for Classification as Type I or Type II from the Village Attorney.

ROLL CALL VOTE:       5 – Aye       0 – Nay

Attorney Valkenburgh asked the board to approve the subdivision contingent upon DEC information being correct and subject to Village Attorney review. The board did not agree.

Chairman Oliver stated that the purpose of the SEQR is to identify any actions and work with the applicant to mitigate those things identified.

Attorney Valkenburgh will communicate with the Village Attorney.

Items that need clarification before the next meeting:

1. DEC mapping website for SEQR confirmation: question #12a and 12 b on the SEQR is yes that the structure is listed on the State or National Historical Register and yes the proposed action is located in an archeological sensitive area.
2. Proper SEQR
3. Letter back from Village Board that they do not have a concern with the property not remaining as "open space."

The Planning Board will hold a Special Meeting on Tuesday July 7, 2015 at 7:00 p.m. pending confirmation that Attorney Reed can attend.

Vince Domeraski made a motion seconded by Paul Martuscello to adjourn the meeting at 8:23 p.m.

Respectfully submitted,

Lela Martuscello