

Village of Hammondsport
Planning Board
Meeting Minutes
March 27, 2013

PRESENT: Planning Board Members: David Oliver, Paul Albee, Paul Martuscello

OTHERS PRESENT: Anne Green, Linda Carl, Lou Hall

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

Old Business

Motion made by Paul Albee to approve the Feb. 27, 2013 meeting minutes it was seconded by Paul Martuscello.

New Business

Application 2013-08, Linda Carl

Linda Carl wants to add a doorway and make a hallway at 54 Pulteney St. to make the space workable for a Chiropractor.

Bob Magee wanted to be cautious and have her come to the Planning Board.

Since the construction is going to be on the inside of the building, Site Plan Review was waived. Motion was made by Paul Albee, seconded by Paul Martuscello.

Roll Call: David Oliver - Yes

Paul Martuscello - Yes

Paul Albee-Yes

Motion carried

Information will be sent to Bob Magee with no objections and passed on to Terry DeBuck for Building Permit.

An update on Bob Deseyn is that he has withdrawn his Application 2013-05. It was brought to the attention by Paul Martuscello that Bob Deseyn's old permit from 2003 isn't valid. Bob Deseyn hasn't filed sales tax. A Special Use Permit is not good if it is not used in 6 mo., it goes away.

The Village asked to send back any feedback on Robert Lack and the Curtiss School.

It was stated that Lack's application is incomplete. Mr. Lack's application is based on zoning part of the property and you can't zone part of a property. There was concern if there was a need for lots and what would you be able to build on them. The rest of the neighborhood is zoned low density and the lots would have to be the same size. There was concern what the lot Set Backs on the properties and the corner lot would be. There was questions on the contract and Deed on Right Aways. If the property was to be rezoned, the Planning Board would be involved in the sub-divisions.

Anne Green has concerns that the septic is under the flag pole area and would new lots have their own septic and if buildings are built in front of the school, it would ruin the aesthetics value of the school property. There is a question regarding Robert Lacks credit also.

Zoning the school to low density housing would be the first issue and sub-dividing is a separate issue.

Mr. Lack needs to present a whole plan. Mr. Lack also has plans for a proposed road in back of the Curtiss School to Reservoir Hill as a last project. It was brought to the board in question if there was any

coordination with the Village and the Town of Urbana on the part that the Town owns. The Planning Board is requesting a complete Site Plan. As far as the Planning Board knows, Robert Lack is planning on 10 apartments in the Curtiss School and adding 20 apartments in the back of the property with four buildings and 5 apartments in each. There has to be a public hearing. If the property is not sub-divided, it is recommended that the Curtiss School not be sold to Robert Lack.

The recommendations for the Curtiss School to the Village Board:

1. The corner lots and setbacks, will they have a Right Away?
2. Get a credit check on Robert Lack
3. There needs to be a full business plan
4. The green space stays

See attached letter for full recommendations to the Village from the Planning Board.

Motion was made by Paul Albee seconded by Paul Martuscello

Roll Call: David Oliver-Yes

Paul Martuscello- Yes

Paul Albee-Yes

Motion carried.

The Board wants to make sure from the attorney that the Deed is clear.

Motion to adjourn meeting by Paul Albee and seconded by Paul Martuscello.

Meeting adjourned at 8:20.

Respectfully submitted, Kelly Harris