

Village of Hammondsport
Planning Board
Public Hearing Meeting Minutes
March 4, 2015

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

OTHERS PRESENT: Jack and Gail Merriam, Cindy Tallo, Jim Keena, Carol Malone, Pam Knapp, Wesley Hunter, David Luppino, Barbara Keck, Anne Green, David Fice, Les Travis, Adam Travis, James Frey, Emery Cummings, Cameron Dunlap, Helen Monroy, Bruce White and Terry Nardone.

Chairman David Oliver called the Public Hearing to order at 7:00P.M.

Application 2015-03 James Keena-Curtiss Development,LLC
Applicant seeks to subdivide the parcel into 4 lots with 3 lots for single family residence.

Floor was open for public comment.

Carol Malone wanted to know if the property was a Historical Site and if so, her understanding is a Historical Site can't be subdivided. There are a lot of large houses in that area and what size houses are going to be built? Can the lots handle large homes? Large houses are not selling in the Village.

The Board replied that the lots exceed Zoning requirements.

Jim Frey says the development would be a good thing and it will bring in revenue and help with Village taxes.

Dave Luppino commented that it would bring in more money for the community.

Carol Malone also asked if they make apartments in the school building, are they going to be taxable?

The Board replied yes, the building is taxable now.

Emery Cummings made the comment that if someone can invest in homes to bring more people in to the community, how can we lose?

Pam Knapp said if her budget allows, she would like to buy a lot and build.

Emery Cummings made the comment that Terry Bretherton did a study at one time on how many houses there were in the Village and there used to be more housing. A lot of houses have been taken down and some lots are bigger now. The Village of Hammondsport has been talking to Keena to put a leach field behind the school for the downtown business district and Keena has agreed to work with the Village for the project.

Carol Malone wanted to know if there was a way to do a leach field at Mallory Mill location.

Emery Cummings stated the Curtiss School is the only option at this time. Restaurants might close if a leach bed isn't put in and it limits growth of the Business District.

The Board reminded people that they are here to talk about the subdivision at this time.

Ann Green wanted to know what the talk is about a Historical District.

The Board stated that a previous applicant had put in an application for the Curtiss School to be a Historic District but they were not owners of the property and the application was dropped.

Dave Oliver read a letter from Fred and Penny Tanneberger, who could not attend the meeting. The Tannebergers request that no action be taken unless a delay until the Board has a full project plan. If the Board approves subdivision, they will be against it. If Board approves, they suggest with deed restrictions. Also, they would like to see the land in front of the school continue to be a park and maintained as one or the land donated to the Village so it can continue to be a park. They are willing to reconsider their decisions once a full plan is known.

Carol Malone has no objection with change. She lives in the Village and she's a taxpayer but thinks they need to see a whole project plan.

Bruce White states we need to be progressive in the Village.

Terry Nardone states there are numerous things in the Village with problems such as drainage and flood plan. He recommends approving the subdivision tentatively to a full plan.

Wesley Hunter agrees to approve the subdivision.

The Board asked Emery Cummings if the Village is interested in another park. Emery's reply was he is not at liberty to speak for the Village Board.

Bruce White commented that if the subdivisions are feasible and within the law that there is no reason not to allow the subdivision.

Terry Nardone once again states to go ahead and tentatively approve the subdivision with approval of full project plan.

Bruce White stated, according to the law, they can do subdivisions.

Public Hearing was closed at 7:30

Regular meeting opened at 7:31.

The Board discussed the recommendations for the septic and what is allowable by law. They will check with Mike Slowinski, Building Inspector of the Village.

Mr. Keena states there are septic systems available for smaller lots, they just cost more money.

The Board states the subdivision meets the laws of the Village for size and building criteria.

Mr. Keena states they do not plan on changing the exterior of the Curtiss School building.

The Board had questions on added traffic and a sidewalk from Lake St. up Bauder St. and putting any contingencies on the subdivision. By holding off until the March 25 meeting, it would give the Board time to get together all the questions needed and any contingencies.

Motion made by Paul Albee not to act on the application for the subdivision until the meeting of the 25th. Once the Board sees the Concept Review for the remainder of the project for the property to be developed, and when the Board has all the information, they can act on the subdivision at the next meeting. The Board is not concerned with a possible downtown sewer at all. Seconded by Lew Hall.

Roll Call : David Oliver –Yes
Lew Hall – Yes
Paul Martuscello- No
Mary White – Yes
Paul Albee – Yes

Motion carried

Motion to adjourn meeting by Lew Hall and seconded by Mary White.

Meeting adjourned at 8:20

Respectfully submitted, Kelly Harris