

Village of Hammondsport
Planning Board Meeting
March 8, 2017

The Village of Hammondsport Planning Board held a meeting on Wednesday March 8, 2017 at 7:00 p.m. in the Village Office, 18 Water Street, Hammondsport.

Present: Planning Board Chairman David Oliver; Planning Board Members Lew Hall, Joe Luppino, Paul Martuscello, Jon Lowin

Others Present: Bee Keck, Tara Muller, Matt Orr, Ray Orr, Mike Doyle, T. Bretherton, Attorney Martin J. Schank, Lorraine Manelis

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

PUBLIC HEARING

Chairman Oliver opened the Public Hearing on Site Plan Application 2016-42: Applicant Matthew Orr, property owner B&H Railroad.

Mr. Orr gave a brief overview of the project. The B&H Railroad property, located off Liberty Street, was subdivided into 6 lots. Lot 6, which is located on the corner of Liberty Street and Mill Street, is in the process of being sold to Donald Simmons. Mr. Simmons is proposing to construct a 2880 sq. ft. ranch style home on the property with a 16 ft. by 48 ft. deck facing the lake. There will be two driveway cuts; one for the garage and one for a driveway to the house. Septic drawings were submitted and will be approved by Watershed Inspector and KWIC.

Nothing is proposed at this time for the stone mill building on the property.

Lew Hall asked the property owner when the proposed road on the subdivision map will be constructed.

Mr. Hall thinks that the road construction would complete the parameters of the subdivision approval which was done in 2007 jointly by the Town of Urbana and Village of Hammondsport Planning Boards. The board wants it in the record that the Village will not be responsible for constructing the road; it is the responsibility of the developer.

Mr. Doyle, member of the B&H Railroad, stated that no road construction is proposed at this time as Mr. Simmons does not need access to the proposed road.

Attorney Martin Shank, representing Mr. Simmons, stated that this Public Hearing was for the site-plan for the constructing a home on one lot, not approval of all lots.

The Planning board voiced concern with development beyond this parcel and sale of a future parcel being land locked.

Board member Joe Luppino asked several questions regarding the SEQRA.

No questions from the Public.

Chairman Oliver closed the Public Hearing at 7:21 p.m.

The board discussed future development of the subdivided lots and the construction of the road. The Planning Boards members all agreed that when another parcel is sold, it will be the responsibility of the developer or buyer to construct the road in accordance with the Village of Hammondsport Code as well as utilities.

The board discussed the following:

No exterior lighting will be constructed; only lighting for driveway and entryway.

No need for off street parking. Will have a driveway and garage on property.

Landscaping will be completed once the house is constructed.

No adverse look to the house or property.

The board reviewed the SEQRA questions submitted by the applicant and Part 2 was completed by the Planning Board as Lead Agency.

Lew Hall made a motion, seconded by Paul Martuscello to accept the Short Environmental Assessment Form and that the Planning Board has determined, based on the information and analysis contained in Part 1 and 2 of the form, that proposed site-plan 2016-42 will not result in any significant adverse environmental impacts.

ROLL CALL VOTE: David Oliver – Aye
 Lew Hall – Aye
 Joe Luppino – Aye
 Paul Martuscello –Aye
 Paul Albee – Aye
 Jon Lowin – Aye

Joe Luppino made a motion, seconded by Paul Martuscello to accept the G.M.L. 239m Referral from the Steuben County Planning Department stating their review of the application and has not revealed any significant inter-community or county wide impacts.

ROLL CALL VOTE: David Oliver – Aye
 Lew Hall – Aye
 Joe Luppino – Aye
 Paul Martuscello –Aye
 Paul Albee – Aye
 Jon Lowin – Aye

Joe Luppino made a motion, seconded by Paul Martuscello to accept the completed application submitted by Matthew T. Orr for property owner B&H Railroad to construct a home on Parcel 9 on the property located at the corner of Liberty and Mill Streets in Hammondsport. The board discussed the General Review Considerations A through K. Further, it is agreed and shall be a condition of site-plan approval that the road in the subdivision will be addressed at the potential sale of the next parcel.

ROLL CALL VOTE: David Oliver – Aye
 Lew Hall – Aye
 Joe Luppino – Aye
 Paul Martuscello –Aye
 Paul Albee – Aye
 Jon Lowin – Aye

Application 2017-05: Kim Sprague; William Thomas. Ms Sprague is proposing to open a gift shop at 56 Main Street next to Hammondsport Laundry. The space was formerly occupied by a beauty shop. According to the Zoning officer report, this would-be a less intense use and is allowed under zoning.

Joe Luppino made a motion, seconded by Paul Martuscello to waive further review on application 2017-05 pursuant to 96-14 of the Village Site-Plan Review Law.

ROLL CALL VOTE: David Oliver – Aye
 Lew Hall – Aye
 Joe Luppino – Aye
 Paul Martuscello –Aye
 Paul Albee – Aye
 Jon Lowin – Aye

With no further business before the Board Lew Hall made a motion, seconded by Joe Luppino to adjourn the meeting at 8:15 p.m.

Respectfully submitted,

Lela Martuscello
Clerk-Treasurer