

Village of Hammondsport
May 14, 2013
Meeting Minutes

The Village of Hammondsport Board of Trustees held its regular monthly board meeting on Tuesday May 14, 2013 at 6:00 p.m., 18 Water Street, Hammondsport, NY.

PRESENT: Trustee Stella Pulver
Trustee Rachael Nichols
Trustee Bruce White
Trustee Anne Green
Police Sergeant Ryan Sincerbox
DPW Superintendent Randy Hoad
Clerk-Treasurer Lela Martuscello

ABSENT: Mayor Emery L. Cummings, Jr.

OTHERS PRESENT: Debra A. Robbins, Pam Knapp, David Oliver, Terry Nardone, and Robert Lack.

Trustee White, as Deputy Mayor, ran the meeting in Mayor Cumming's absence.

BUSINESS MEETING

Minutes: On motion of Trustee Green and seconded by Trustee Pulver and carried, all voting Aye to approve the April 9, 2013 meeting minutes as corrected, Keuka Lake Art Association.

Abstract: On motion of Trustee Green and seconded by Trustee Nichols and carried, all voting Aye, RESOLVED, that the Clerk-Treasurer is hereby authorized to pay General Fund Abstract #3, claim #52-87 totaling \$28,127.64 and Water Fund Abstract #3, claim #19-29 totaling \$3,408.72.

Department Reports

Police: Police Sergeant Sincerbox submitted a written report of the Police Department for April 2013. Activities included 30 calls for service, 1 criminal complaint, one criminal complaint closed, 6 traffic stops, 0 warnings issued, 8 traffic tickets issued, 4 parking ticket issued.

DPW/Water: DPW Superintendent Hoad reported on the Water and Street Departments for the month of March. Water Department activities included regular pump house maintenance, water samples, water meeting, installation of a new water service line, and seasonal water turn-ons. Street Department activities included cleaning catch basins, sweeping streets, opened Champlin Beach, Grape Street Park repairs, and replacing siding at the Village Garage.

Finance: Activities included closing books and balancing bank statements, Annual Report filed, water bill late notices, letter to Town regarding the striping and handicap parking at Depot Park, Main Street Grant paperwork, and helped plan "I Love My Parks Day."

The board agreed that the Grape Street Park rules should be placed in the Shopper again as a reminder to the public.

Village Liability Insurance Invoice: On motion of Trustee Pulver and seconded by Trustee Nichols and carried all voting AYE, RESOLVED, that the Clerk-Treasurer is hereby authorized to pay the Village of Hammondsport Liability Insurance invoice from L. D. Sprague & Son Insurance invoice in the amount of \$19,540.37.

Parks: Trustee Pulver will attend the Curtiss Park Committee meeting on Wednesday May 15.

KWIC: Trustee Green reported that KWIC met on May 13 and members are invited to meet with the computer programmer to learn how to use the system and how reports should be presented.

The Zoning Officer's, Building Inspector's and Watershed Inspector's reports were noted being received.

On motion of Trustee Pulver and seconded by Trustee Green and carried, all voting Aye to approve the Department Reports.

Beautification Committee: Trustee Pulver reported that the sign on the corner of Route 54 and 54A is scheduled to be removed and the hanging baskets will go up in two weeks.

OLD BUSINESS

Curtiss School: Mr. Robert Lack, Rezoning Application
SEQR

The Board welcomed Mr. Robert Lack and proceeded to go over the Short Environmental Assessment Form as it relates to his Rezoning Application for the Curtiss School Property. He is requesting the property at 15 Bauder Avenue be rezoned from LDR to MDR.

Trustee Green presented some questions to Mr. Lack regarding his proposed development of the property.

1. Can the property be rezoned into two separate zoning classifications and if the school is converted into apartments or condominiums would the property need to be rezoned High Density for that purpose? Mr. Lack answered that apartments are permitted in MDR and the entire parcel must be rezoned the same.
2. If the purchase of the Curtiss School property by Mr. Lack falls through, does the rezoning stand if the change is approved? Mr. Lack has permission to act on behalf of the Hammondsport Central School and the rezoning would stand for the Hammondsport School District as they are the property owner.

The Village Board of Trustees proceeded with Rezoning Application 2013-1 submitted by Robert Lack. The Village Board reviewed the Short Environmental Assessment Form. Mr. Lack completed the first page of the application, Part I, where he described the proposed use of the property. He is requesting the property be rezoned from LDR to MDR. He is proposing to subdivide the property along the street into four residential lots and to convert the existing school building into apartments or condo-style dwelling units. The amount of property affected is 5.5 acres. The Village Board completed Part II.

The Village Board of Trustees accepts Lead Agency for the review of the Short Environmental Assessment Form. The board completed Part II – Impact Assessment.

- A. The Board determined that the proposed project does not exceed any Type I threshold in NYCRR, Part 617.4.
- B. The project will not receive a coordinated review. The Planning Board will do their own review for subdivision.
- C. The board discussed the following items to determine if there will be any adverse environmental impacts or that the identified adverse environmental impacts will not be significant.
 - 1. The board discussed the possibility of any significant adverse change in existing air quality, surface storm water runoff, traffic or noise levels, a substantial increase in solid waste production, a substantial increase in potential for erosion, leaching or drainage problems. Based on the application for rezoning and information received from and discussed with the applicant for potential development of the property at 15 Bauder Avenue, the board determined that air quality will not change as a new high efficiency boiler will be installed, surface storm water runoff will be mitigated by increased landscaping and reducing paved areas. No significant difference in noise level or increased traffic will occur with potential development and there will not be an increase in solid waste production from the existing use as a school and the potential development of 12 residential apartments.
 - 2. The applicant proposes to subdivide the property into four building lots along Lake Street and Bauder Avenue, keeping the residential character of the neighborhood. The exterior of the Curtiss School building will remain the same or improve with Clean up and restoration. The board determined that there will not be any impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character.
 - 3. There will not be any adverse impacts on wildlife or natural resources or the removal or destruction of large quantities of vegetation. The proposed project does not threaten any wild life habitat or endangered species.
 - 4. The board discussed existing plans or goals of the Village of Hammondsport as it relates to the Curtiss School property. The area directly surrounding the property is MDR and changing the property form LDR to MDR is not in conflict with the Village of Hammondsport current plans or goals and will not have an adverse effect on the neighborhood.
 - 5. Rezoning the property to MDR will allow a minimum lot size of 5000 square feet per building lot and the maximum of 14 apartments housed in the Curtiss School requires 70000 square feet of property. The proposed site plan shows the possibility of three additional lots which will require 27000 square feet. The total property size is 5.5 acres and allows for growth and subsequent development.
 - 6. The board did not identify any long term, short term, cumulative, or other effects not identified in questions C1-5.
 - 7. The board has determined by supporting documentation of the applicant that no other adverse impacts are determined in relation to the rezoning of the property including changes in use or quantity or type of energy.

The Village Board accepts Mr. Lack's written answers to Part II, Impact Assessments, and requests that they be attached to his SEQR application.

- D. The project will not have an impact on the environmental characteristics that caused the establishment of a critical environmental area.
- E. There is likely to be no controversy related to potential adverse environmental impacts from the rezoning of the property from LDR to MDR.

Part III.

On motion of Trustee Green and seconded by Trustee Nichols and carried, all voting Aye, RESOLVED, that the Village of Hammondsport Board of Trustees does hereby accept the Short Environmental Assessment form submitted by Robert A. Lack with permission of the Hammondsport Central School to act on their behalf, and the Village board has determined based on the information, analysis, and supporting documents presented that the proposed action will not result in any significant environmental impacts.

ROLL CALL VOTE: Trustee White – Aye
 Trustee Pulver – Aye
 Trustee Green – Aye
 Trustee Nichols – Aye
 Mayor Cummings – Absent

Motion Carried

The Board discussed holding the Public Hearing on Rezoning Application 2013-1.

On motion of Trustee Pulver and seconded by Trustee Green and carried, all voting Aye, the Village of Hammondsport Board of Trustees will hold a Public Hearing on June 11 at 6:00 p.m., 18 Water Street, on Local Law 1 of 2013 to amend Chapter 122.6 of the Village Code, Zoning map. The rezoning would change the zoning classification of parcel 118.05-01-033.000, 15 Bauder Avenue in the Village of Hammondsport from LDR (low density residential) to MDR (medium density residential); effective date immediately.

ROLL CALL VOTE: Trustee White – Aye
 Trustee Pulver – Aye
 Trustee Green – Aye
 Trustee Nichols – Aye
 Mayor Cummings – Absent

Motion Carried

Grape Street Park: The Board discussed the reopening of Grape Street Park and the clean up on May 4, 2013; "I Love My Parks Day." Theresa Stopka's Girl Scout Troop helped with the clean-up and will be cleaning the park the first Saturday of the months of June, July, August, and September. The board talked about installing cameras at the park and decided to hold off on them for now. Trustee Pulver would like Sergeant Sincerbox to talk to the children at an assembly or go into classrooms to talk about the playground rules.

The board discussed writing a letter to the Superintendent and Elementary Principal to arrange the best time.

Curtiss Museum Water Extension: The Town is moving forward on the project; no new information.

Main Street Grant: The Village is waiting for reimbursement.

Hammondsport Central School Request: The Village Board received a job description for Hammondsport School resource officer as requested. The School is requesting that the Village hire a police officer and contract with the school for the resource officer. The school will reimburse the village \$25,000.

Sergeant Sincerbox came up with cost including salary, payroll taxes, insurance, and equipment and the total is over the \$25,000. The board would like the school to cover all costs. The Clerk and Sergeant Sincerbox will get the figures together and write a letter to Superintendent Kyle Bower expressing that the Village board would like to be reimbursed for all costs associated with the hiring of a police officer and contracting with the school.

Dumpsters: The May 10, 2013 deadline for completion has come and gone. The board will instruct the Zoning Officer to issue violations.

Wastewater Study: Mercury property may be under consideration again. A meeting is scheduled with the Steuben County IDA this week.

NEW BUSINESS

On motion of Trustee Pulver and seconded by Trustee Nichols and carried, all voting Aye to approve the following applications:

Banner Application submitted by Hammondsport United Methodist Church for the Community Vacation Bible School to display the banner from June 24 to June 12.

Park Use Applications submitted by Hammondsport United Methodist Church for use of Liberty Park on June 24 to June 28, 2013 for the Community Vacation Bible School from 9:00 a.m. to 12 noon.

Correspondence

American Legion will not have a Memorial Day Parade. They will have services in Pleasant Valley Cemetery, Elmwood Cemetery, and the War memorial at Pulteney Park.

Board acknowledged receiving a letter from Town of Urbana Supervisor, John Webster, stating the Town Attorney's opinion on the use of Curtiss Park for placing a sand filter in the park for a downtown wastewater system. On the attorney's opinion, the Town Board passed a resolution to not allow the placement of a sand filter in Curtiss Park.

Public

David Oliver spoke to the Board regarding the proposed sale of the Curtiss School property and the proposed project presented by Mr. Robert Lack. The Curtiss School property includes property in the Village and outside the village in the Town of Urbana. Mr. Oliver suggested the Village consider annexation of the property outside the village.

The Clerk will check into the process for Annexation.

With no further business or public comment,
Trustee Green made a motion seconded by Trustee Nichols to adjourn the board meeting at 7:25 p.m.

Respectfully Submitted,

Lela Martuscello, Clerk-Treasurer