

**SPECIAL MEETING OF THE NORTH HORNELL VILLAGE BOARD
JUNE 6, 2016 6:15 PM**

ATTENDANCE: Mayor: John Falci
Trustees: Frank Libordi, William Coleman, Peter DiRaimondo & Joseph Ingalls
Clerk: Kristene Libordi
Residents: Mark Van Derme, Don Hockenberry & Elise McCollum

Mayor Falci opened the meeting with the pledge of allegiance.

RESOLUTION FOR LOCAL LAW #5-2016

The following **RESOLUTION** was offered on June 6, 2016 by Mayor John Falci, seconded by Trustee William Coleman and carried:

WHEREAS: Local Law 5-2016, the Village Board wishes to amend Zoning Code §A140-49 Additional Procedure, section A to read:

Reimbursable costs. Costs incurred by the Planning Board for consultation fees or other extraordinary expenses in connection with the review of a special permit shall be charged to the applicant. ~~not to exceed fifty dollars (\$50)~~ This shall include, but not limited to, engineering and site plan review, construction inspection, SWPPP's and SEQR. Refer to fee schedule.

This Local Law shall take effect immediately upon its filing with the Secretary of State.

	Aye	No
Mayor Falci	X	
Trustee Libordi	X	
Trustee Ingalls	X	
Trustee DiRaimondo	X	
Trustee Coleman	X	

At this time the board will also update and amend the fee schedule as part of the building permit application. The following changes and additions to Board of Trustee's/Planning/ZBA/Clerk on page 4 are as shown:

Site Plan & Building Code Reviews – Commercial	\$100 plus cost of engineering consultant if required
SWPPP's & SEQR Review	Cost of all Engineering fees incurred by the Village
Special Use Permit	\$50.00 per permit, (per Acre if Acreage) Local §140-49A

Also under Notes on page 4 the following was added:

Any additional fees incurred by the Village, will be paid by the applicant.

A motion to approve the new fee schedule as shown above in the June 6, 2016 minutes was made by Mayor Falci, seconded by Trustee Peter DiRaimondo and carried.

Mayor Falci	Aye		
Trustee Libordi	Aye	Trustee DiRaimondo	Aye
Trustee Ingalls	Aye	Trustee Coleman	Aye

APPROVE CONTRACT WITH RAYMOND WAGER CPA

A motion was made by Trustee Coleman to approve the Village Clerk signing the contracts with Raymond Wager CPA for the AUD at a cost of \$1000, and Proposals for Agreed -Upon Procedures at a cost not to exceed \$2,950.

Motion was seconded by Trustee Peter DiRaimondo and carried.

Mayor Falci	Aye		
Trustee Libordi	Aye	Trustee DiRaimondo	Aye

Trustee Ingalls Aye Trustee Coleman Aye

BUDGETARY AMENDMENT

**RESOLUTION 23-2016
BUDGETARY AMENDMENT**

The following Resolution was offered by Trustee William Coleman, seconded by Trustee Peter DiRaimondo and carried:

RESOLVED, that the Village of North Hornell Board of Trustees at their June 6, 2016 Special Board Meeting authorized the following budgetary amendments to the May 2016 expenditure accounts: transfer from Expenditure account A1325.11 Deputy Clerk Personnel to A1325.1 Clerk Personnel \$.04 for payroll; Expenditure account G8110.4R Laborer Personnel (Dave Crosby) to G9030.8 Social Security – FICA (Dave Crosby) \$181.16.

	Aye	Nay
Mayor Falci	X	
Trustee Libordi	X	
Trustee Ingalls	X	
Trustee DiRaimondo	X	
Trustee Coleman	X	

JUNE 13, 2016 MEETING

Mayor Falci stated that Mohamed Razak architect for St James Hospital will be in attendance at the June 13th meeting.

CHAMBERS ST.

Resident Elise McCollumn asked if she could speak about the Chambers St. townhouses. Mayor stated that she could but he would be addressing this at the June 13th meeting, but would let her speak. She would like to present some new information to the board

Ms. Elise McCollumn informed the board that she had spoken with neighbor Kevin Smith regarding putting up two homes as opposed to the four townhouses. According to Ms. McCollumn, Mr. Smith stated that he would be willing to go with the two homes instead of the townhouses. She would like to bring this information to the board as a possibility, since the townhouses are not wanted by neighbors on Chambers St. She has spoken to CEO Bill Rusby regarding this also.

Mayor Falci stated that the resolution stated that the land would be sold to Ms. McCollumn with no stipulation. The resolution did not mention townhouses. Ms. McCollumn would then go to the planning board.

Ms McCollumn stated that the CEO stated she would need a plot plan to present – with townhouses. With houses the permits are not the same.

Trustee Ingalls stated that it was his understanding of his vote, that the sale of the parcel was for 4 townhouses. Plans were provided to develop that property for so much tax generation. Because there is not water to the property the sale price was based on that. His issue with selling the property for two homes is that it should be brought up for sale open to the public. In any way there would be less generation of tax dollars. He is concerned with the sale of the parcels there would be an issue with water easements to those parcels. He also stated that the Planning board would have nothing to do with two houses being built. This would be handled by Code Enforcement.

Mr. Hockenberry asked if she would build the houses and where would the water come from.

Ms McCollumn said she would build the homes and the water would come between the Smiths and the old Salvation Army house. Two one inch water lines would go thru the property and there would be easements on that property.

Mr. Van Derme stated that he and Mr. Hockenberry are here to address what is going on with the parcels now. The public hearing was for permit status. Now we are talking about something that is widely important to other members of the Village. At various meetings, all that was talked about was a permit. It wasn't about anything to do with Chambers St. What is supposed to be talked about at the meeting changes and other things come up and decisions are made by the board that nobody is aware of.

Mr. Hockenberry stated that they were under the impression that the sale of the property wouldn't be done until the 13th of June, however, it has been a done deal since March or April.

Mayor Falci stated that he talked with Margie Terry and he would talk with her and any of the neighbors to give them information. The newspaper stated that the board voted to sell the property. Nothing was signed at that time. The mayor stated that most of the neighbors received information from rumors. Since no one came to meetings while all this was being discussed over the months, he sent out a letter to the residents to attend the May meeting. It was a fact finding meeting and the board was getting ready to make a decision. A public hearing was not required to sell the land.

Ms McCollum came to the board with a plan for development of the land with 4 townhouses.

Mr. Hockenberry is concerned that if the townhouses do not sell, they will be rented.

Ms. McCollum stated that her goal is not to rent them.

Mr. Van Derme stated that the neighbors would prefer that nothing be built, but we all would prefer two single family homes as opposed to the townhouses. It stays with the character of the neighborhood and cuts down on the traffic flow. The board is pushing to have four townhouses because they want the increased tax base. If it is an \$850,000 project, it will only net you \$2400 in taxes. If you do two houses it would be \$1,200. It appears as if the board is more concerned with the money than how it will affect the residences in that area.

Trustee Libordi stated that it sounded as if two homes would be amenable to everyone.

Mr. Hockenberry stated that they really don't have a choice. Their opinions didn't count.

Mayor Falci stated that they were invited to the meeting for the board to listen to them and the board did that.

Mr. Van Derme stated that they came to the meeting and expressed their concerns against the townhouses. The board voted anyway for the townhouses. Nothing changed by their coming and expressing their concerns.

Mayor Falci noted that the board sees this as, in the best interest of the Village.

Trustee DiRaimondo stated that it just isn't about the tax base it is about building adequate and affordable homes. There are many people that want to live here.

Mr. Van Derme stated that one large building crammed onto the lots doesn't fit the characteristic of the neighborhood. There should be two homes which would be fewer cars. Chambers St. gets more traffic than any other alley. The day to day traffic flow will increase making it more difficult for those who only have access to their homes from Chambers St.

Ms McCollum would like to build two ranch homes on the parcels.

Mayor Falci stated that the intention was originally for townhouses, but now it will be for two houses.

SEWER RELEVY

Clerk Libordi reported that she has a resident who would like the board to forgive the \$3.00 sewer penalty that was a relevy to his taxes. She explained that the check was not received. Mayor stated that the resident should come in at the next meeting to state his complaint.

EXECUTIVE SESSION

Mayor Falci motioned to go into Executive Session to discuss contract with the attorney and hospital. Motion seconded by Trustee DiRaimondo and carried.

Mayor Falci Aye

Trustee Libordi Aye Trustee DiRaimondo Aye

Trustee Ingalls Aye Trustee Coleman Aye

Mayor Falci motioned to come out of Executive Session, seconded by Trustee DiRaimondo and carried.

Mayor Falci Aye

Trustee Libordi Aye Trustee DiRaimondo Aye

Trustee Ingalls Aye Trustee Coleman Aye

Motion to adjourn made by Trustee Libordi, seconded by Trustee DiRaimondo and carried.

Mayor Falci Aye

Trustee Libordi Aye Trustee DiRaimondo Aye

Trustee Ingalls Aye Trustee Coleman Aye

Respectfully submitted,

Kristene Libordi/Village Clerk