

**PUBLIC HEARING OF THE NORTH HORNELL VILLAGE BOARD  
JANUARY 9, 2006**

**6:30 P.M.**

**Mayor Falci called to order the Public Hearing for the purpose of rezoning the property owned by Dr. Robbins Tax #136.18-1-2-112, from Agricultural to Commercial.**

**Mayor Falci stated that at this meeting, Village residents could make comments on the rezoning of the Robbins property.**

**Rich Scavo, 17 Rural Ave., North Hornell and a member of the Village of North Hornell Planning Board, asked mayor Falci to clarify to the Board and village residents that the information in tonight's Evening Tribune was not correct. It stated that the Planning Board receives all the information in regards to rezoning on this project. Mayor Falci stated that the newspaper was incorrect and that no info goes to the Planning Board until after the SEQR is complete.**

**Joel Poplowski, 441 Seneca Rd., North Hornell asked "When Wal-Mart went in did we have any information on the traffic impact on Seneca Rd?" Mayor Falci said that yes, there was a study that was done. When the SEQR is complete then there will be various studies on traffic and noise. There will be another public hearing in regards to those issues. Mr. Poplowski, "When Wal-Mart went in we had a lot more traffic on Seneca Rd. - has that been verified in any way?" Mayor Falci was not aware of that. Mr. Poplowski is concerned that more commercial development will bring more traffic and some will be diverted down Seneca Rd., which will result in more expense for the Village. He would like to see some sort of plan to protect Seneca Rd. against traffic diversion.**

**John Troy, 392 Cleveland Ave., North Hornell. "What laws do we have that separate residential from commercial? In separating the boundaries between the two - are there restrictions on heights of fences?" Trustee Joseph Dick replied 6' without a variance. Mr. Troy asked "are there different laws for commercial areas or don't we have them?" Trustee Joseph Dick does not believe there are because the Village is considered a residential community. Mayor Falci stated that there might be areas where we do not have a law and we will need one. We would have to add to existing codes.**

**Mr. Poplowski mentioned that at a previous meeting an issue came up about changes in zoning concerning parcels being commercial and when they sold, reverted back to residential. Trustee Glenn Thomas said this was mentioned to Greg Heffner from the county and Mr. Heffner informed the board that the entire village is zoned residential and people have special use permits for commercial. Poplowski questioned that this area is zoned agricultural so how does that make sense? Mayor Falci explained that the reference was to existing buildings. Mr. Poplowski - "So what is the proposal on the table? That it will be given a special use permit for commercial?" Mayor Falci - "No, We are going to change all of Dr. Robbins property to be zoned commercial." Trustee Thomas - The sale of the property will not cause it to revert it back to residential per Greg Heffner from the county.**

**John Troy - "What other areas have the potential of going to commercial?" Mayor Falci - The area at the end of Rural Ave., owned by Patton's. Located by 36 and 70A. St. James owns the other side of the Robbins area on Bethesda Dr. The cornfield area is owned by Charlie Elliot and is zoned agricultural.**

**Rich Scavo - "Potentially all of the area from Bethesda Dr. to 70A could become commercial. Including the field that the school owns." "I would also like to comment that you are voting on the SEQR tonight changing from agriculture to commercial. The City of Hornell has already included that land into their map of the Empire Zone with the potential of annexation. I would urge the Village Board and the Planning Board to be part of the development if it becomes part of the city.**

**Mayor Falci – “This is my biggest concern. We will get a reasonable promise that Lowes will do every thing possible to make it aesthetically nice. Hopefully better than what it is now. It is a swamp area almost a dump. I am well aware of it and so is the Board. Every one has to be reasonable.” Mr. Scavo –“ I just want to see our Village Board be part of the planning process with that land and not leave it up to one municipality.” Mayor Falci “ It will be done a lot differently than across the street in a lot of aspects. Wal-Mart and Wegmans have been a big benefit to our Village. Our taxes have been the lowest of any village anywhere. When we say we are going to be the Lead Agency we mean we will be Lead Agency in every thing.**

**Mayor Falci adjourned the Public Hearing at 7:00PM.**

**Village Clerk**

**Kristene Libordi**