

HARB MINUTES FEBRUARY 5, 2013

Chairman Andrew Harding called the meeting to order at 5 pm, and the Pledge of Allegiance was recited.

Attending were Board Members Andrew Harding, Jay Erb, Terry Bryant, Darrel Stratton, Bill Yacovissi, Teresa Capuzzo, Toni Grabowski, Council President Joan Hart, Borough Manager Daniel K. Strausser, Borough Secretary/Treasurer Susan L. Keck.

Also attending were applicants: Steve Kramer, Steven Beattie, and Ron Butler from the Soldiers and Sailors Memorial Hospital, Reverend John J. Chmil, Priscilla Walrath and Tim Gooch from St. Peters Church, Harold Kleek, Dianne Eaton and Dr. Eaton.

Minutes: Minutes from the November 6th meeting were approved by motion of Terry Bryant, seconded by Teresa Capuzzo, and carried unanimously.

NEW BUSINESS

Soldiers and Sailors Conditional Use Application: Steve Beattie described the Proposed demolition of the two story dwelling at 38 Central Avenue for use as a parking lot for Soldiers and Sailors Memorial Hospital.

Steve Kramer explained the property acquisition is to supplement parking needs of the hospital. The rectory has structural problems and the Hospital has a parking need. The Parking was reduced from 28 to 16 in the Emergency Room Project. In the Zoning Ordinance, a Hospital Zone such as ours requires 342 spaces. But this does not consider all other needs. We are still short 72 spaces. Water Street will have a need of 20 additional spaces.

Problems with the rectory were identified by the Church, who had analyzed remaining on the property. They found that they cannot afford it. The foundation needs redone. There is a low basement ceiling; no attic or other storage area. The carport roadway needs redone. The Rectory is not handicap accessible with a sunken living room. The cracks in the walls continue. The heating system needs to be replaced. Both the bishop and Chancellor support the proposal.

If the church keeps ownership, Pastor Chmil estimated from \$300,000 to \$350,000 for changes to the foundation and to correct some of the problems. One they cannot overcome is the handicap accessibility.

Steve Beattie: Presented the landscape architect plan and explained that a parking lot is a Conditional Use in the Historic District. A Zoning Variance is also required for the impervious area.

Teresa Capuzzo: The hospital has developed one lot and now want another lot one year later. How long before they want another, and another?

The hospital campus map shows almost a twofold deficit in parking.

HARB MINUTES FEBRUARY 5, 2013

Ron Butler: People deserve to have safe and convenient parking to access emergency services.

Toni Grabowski: I understand the concerns and problems, but esthetically you have disguised it and I can not stand in the way of progress. It's a nice job in design.

Terry Bryant: In my role as a Real Estate Broker, my aspect is there is a willing buyer, and willing seller with building concerns.

Bill Yacovissi: Same issues presented to both boards, HARB and Planning. He'll reserve his comments for the Planning Commission.

Daryl Stratton: No win either way. The Hospital has needs; the Rectory has needs. And there is a deteriorating building.

Andrew Harding: We don't want a vacant building without a use. Maintaining a corner of a residential street is what HARB is trying to preserve. Residential Central Avenue would go away.

There is a single family home there now, a parking lot next door, and then the Catholic Church. The proposed employee parking lot is designed for 28 spaces with access from Grant Street. Landscaped with an evergreen screen to the west. Along Central Ave is planned a brick wall mimicking the one at the emergency room parking lot. They'll add shrubbery, shade trees, and perennials along Central Ave. Lighting will mimic emergency parking lot sidewalk along the west boundary.

Jay Erb made a motion to recommend approval of the Conditional Use request of the Soldiers and Sailors Memorial Hospital to Council. The motion was seconded by Toni Grabowski and a roll call vote taken.

Jay Erb	Yes
Joan Hart	Abstain
Toni Grabowski	Yes
Terry Bryant	Yes
Daryl Stratton	Yes
Bill Yacovissi	No
Teresa Capuzzo	No
Andrew Harding	No

Dan Strausser will check with the solicitor regarding the validity of the vote.

BOROUGH OF WELLSBORO Building Design: Manager Strausser presented the façade design of the new Borough Building. The front brick will be refaced. This was passed by motion of Teresa Capuzzo, seconded by Bill Yacovissi and carried 7-0 with Andrew Harding abstaining.

HARB MINUTES FEBRUARY 5, 2013

Meeting adjourned at 6:17


Minutes respectfully submitted by Susan Keck, Borough Secretary/Treasurer

Jay Erb made a motion to recommend approval of the Conditional Use request of the Soldiers and Sailors Memorial Hospital to Council. The motion was seconded by Toni Grabowski and a roll call vote taken.

Jay Erb	Yes
Joan Hart	Abstain
Toni Grabowski	Yes
Terry Bryant	Yes
Daryl Stratton	Yes
Bill Yacovissi	No
Teresa Capuzzo	No
Andrew Harding	No

I do hereby certify that this is a true copy of the motion from the Borough of Wellsboro HARB Board, meeting of February 5th, 2013.



Susan L. Keck, Secretary/Treasurer

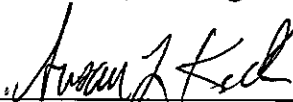
SEAL

2/5/13

Date

Bill Yacovissi made a motion to approve the conditional use request of the Soldiers and Sailors Memorial Hospital to Council, the motion died for lack of a second, with no recommendation from the planning commission.

I do hereby certify that this is a true copy of the motion from the Wellsboro Planning Commission, meeting of January 23, 2013.



Susan L. Keck, Secretary/Treasurer

SEAL

1/23/13

Date