Work at NSB site started

Construction of spec house is planned

By Jeff Smith
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CORNING - Work is underway at the former Northside Blodgett School site to install new curbs around the property, complete needed water and sewer upgrades, remove current sidewalks and to grade the site.

Genesee Construction, of Dansville, crews began the work at the site in late June and are expected to complete the work in late October, said Rocco Soda, director of real estate for Arbor Housing and Development.

“It’s a four-month contract,” said Jeffrey Eaton, president and CEO of Arbor Housing and Development, which currently owns the property. “Work began June 24, and the work is expected to be completed in 120 days.”

Jerry Watkins, Senior Real Estate Manager at Riedman

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The application has been sent to the New York State Attorney General to have the site converted to a condominium property regime to reduce the overall price.

“Forming a condominium association usually takes 3-6 months,” Watkins said.

Riedman Development plans to begin building a spec house, expected to take 2-3 months to complete, on a corner of the Northside Blodgett site this fall, with the hope that when completed the Attorney General will have approved the condo property.

“There has been positive gains on the site and with the most recent work being done, it’s starting to take shape for development,” said City Councilman Mark ReSue, I-7. “It’s exciting to see this big of a transformation on the Northside of Corning.

Watkins has said the cost of the homes is to be determined, but it will probably starting at $250,000.

Condominiumization is a method of dividing a parcel into a condominium property regime allowing independent ownership of each area section, it does not change the zoning or permitted uses of a parcel or lot.

To condominiumize the site a common use space, likely centralized storm sewer, septic and water, would have to be centralized at the site.