

Village of Hammondsport
Planning Board
Meeting Minutes
March 28, 2012

PRESENT: Planning Board Members: David Oliver, Paul Albee, Paul Martuscello, Vince Domeraski
OTHERS PRESENT: Simon Sananas, Deb Dibona, John Dibona, Ann Green, Mike Doyle, Steve Fingar, Marlene Fingar, David Waite and Paul Neureuter.

Chairman David Oliver called meeting to order at 7:00P.M.

Old Business

David Oliver wanted to add that a smoke detector and Co2 be put in the home of Jeff Ingersoll at 30 Pultney St.

Motion made by Paul Albee to approve the February 22, 2012 meeting minutes it was seconded by Paul Martuscello.

New Business

Application 2012-10 Steve Fingar

Wise Guys are getting a new dumpster and they have to get the dimensions and the color will be a neutral gray. There will be a chain link fence they put it as far south as possible to utilize parking. Since it is within the laws and zoning and there are no issues, Paul Albee waive a motion for further Site Plan Review, Paul Martuscello seconds.

ROLL CALL: David Oliver-Yes
Paul Albee-Yes
Paul Martuscello-Yes
Vince Domereski-Yes

Motion carried

Application 2012-14 Sananas

Sananas wants to add a deck and handicap ramp to 60 Shethar St.

Comments on Concept Review Checklist by Bob Magee: Mr. Sananas is replacing/combining two existing decks, resulting in one deck with a uniform height. He would like to include handicap accessibility if a code compliant ramp can be designed. This project is zoning compliant. The Village density control schedule states that no set back is required in the B-2 District.

Sananas states that it will be constructed by plastic glass and wood . Septic is inside yard behind fence.

Paul Albee has concern if there is enough room for a handicap ramp and that it would have to clear with Terry Deback to see if there is enough room, you have to leave 6" toward walkway and building.

Paul Martuscello: Made motion to wave Site Plan Review subject to any other Governmental Agencies or Application.

Paul Albee Second. Motion to vote

ROLL CALL: David Oliver-Yes
Paul Albee-Yes
Paul Martuscello-Yes
Vince Domereski-Yes

Motion carried

Application 2012-15- Deb Debona

Wants a retail cart to maximize retail space in the summer time on the terrace/courtyard. It will be oak with an awning to put pastries and bread out in the morning. Also wants to put a sign out for smoothies. There will be an employee to run the cart. There will be tables and umbrellas put out to handle a busy summer. The cart will stay out all night and have a tarp over it.

Bob Magee's comments from Concept Review Checklist are that there is nothing in the code (zoning) that specifically address "carts". I consider it to be a temporary structure, which does not have any setback issues. It is an intensification of use in the B-2 District, therefore requires planning oversight. Paul Albee states that there can't be any more signs without going to Bob Magee and to make sure the owner of the property signs for permission.

Paul Albee motions to waive Site Plan review contingent on Deb Debona getting an approval signed by owner of the property. Paul Martuscello second.

Roll Call: David Oliver- Yes

Paul Albee-Yes

Paul Martuscello-Yes

Vince Domeraski-Yes

Motion carried

Application 2012-12- Garrett Landing

The name of the project is changing to Keuka Harbor Condominiums and is redesigned since 2009 from 26 units and 3 stories to 13 units and 2 stories. They would like to market the units this summer and they want to break ground Sept./Oct.

David Oliver wanted to know how long it would the project to finish once it is started and David Waite replied 4-6 months. They would build one building first and then do the second building. Building one will have 6 units and building 2 will have 7 units. The Height of peak is 38'4" and each unit will have its own entry. There will be two entrances into the buildings. They will take up less dock space and be adding more green space. Buildings will be marketed as Condo's with 3 bedroom and 2 and $\frac{3}{4}$ or 2 and $\frac{1}{2}$ baths. The goal is to have them completed by next season.

The Planning Board wanted to know if Krog Corp. was going to add sidewalk space to people would not be walking in the street. Mr. Waite said they would have to check on that possibility. The Planning Board is concerned if the DEC is going to let Krog put in a smaller septic, that all permits are up to date with DEC and that the Planning Board get a copy of the Engineer test on the concrete. The Environmental Impact original should be reviewed. Because the original plan was steel and now it is wood, Terry DeBuck has to look at the plan.

Krog, has permits for the septic but it is not done yet.

Paul Martuscello wants to organize the box of original forms which will take place Fri. 30th of March to review application with Krog and Board members.

Planning Board wants to get the new design approved and make sure everything is current and up to date.

There will be no change the property next to it owned by Mike Doyle.

Meeting

Motion to adjourn meeting by Paul Martuscello and Paul Albee second.

Meeting adjourned at 7:47

Respectfully submitted, Kelly Harris

