

April 25, 2018
Village of Hammondsport
Planning Board Meeting

Present: Chairman David Oliver, Members: Lew Hall, Joe Luppino, Lorraine Manelis, Alternate member: Bob Kleckner Absent: Jon Lowin
Others Present: Ron Leonard, Carole Foster, Bob Deseyn, Bill Reed

Chairman Oliver called the meeting to order at 7:00 p.m. with the Pledge of Allegiance.

Lorraine Manelis made a motion seconded by Joe Luppino to approve the April 4, 2018 Planning Board minutes.

Application 2018-8 submitted by Ronald Leonard Keuka Lakeside Inn, 24 Water Street Hammondsport. Nothing new at this time.

Application 2018-18 submitted by William H. Reed for a Special Use Permit to operate a Boardinghouse at 11 Water Street, Hammondsport. Current use of the property is Professional Office. The one-bedroom rental will be on the second floor limited to two occupants. Rental will be Thursday, Friday and Saturday only.

The Board went over the Zoning Officer's decision and his interpretation of the definition for "Boardinghouse." His decision states that the proposed project does not meet the criteria without the use of a "general kitchen."

The Village Code does not have a provision for short term rentals except for a boardinghouse. "A building, other than a hotel, containing a general kitchen and dining room in which no more than four sleeping rooms are offered for rent for short-term accommodations with or without meals."

The building does have a kitchen and dining area on the first floor. Will it be available to the guests? If not, then the definition does not fit according to the zoning officer.

The Planning board members discussed: What is the definition of kitchen and use of kitchen. This needs to be clarified before the application can go forward. Does a refrigerator and microwave qualify as a kitchen?

The board discussed the fact that the Zoning Officer's interpretation of the code states that the project does not meet the criteria of a boardinghouse and the applicant who is also the Village Attorney says in his interpretation it does meet the criteria because he does have a kitchen. What is written and not how interpreted is subject to much discussion.

The board agreed that they cannot move forward without clarification and will abide by the Zoning Officer decision at this time. The Chairman will ask the Zoning Officer to visit the property and if necessary will obtain an outside opinion on the meaning of general kitchen and use of.

Lorraine Manelis made a motion seconded by Lew Hall to set a public hearing for May 23, 2018 at 7:00 p.m. on Special Use Application 2018-18 submitted by William Reed for a boardinghouse at 11 Water Street, Hammondsport subject to the approval and clarification by the Village Zoning Officer of the meaning of general kitchen and use of general kitchen as it relates to a boardinghouse definition. Discussion: Joe Luppino does not see why the board needs to get a better definition. He agrees that it is allowed.

ROLL CALL VOTE: Chairman Oliver – Aye
 Lew Hall – Aye
 Lorraine Manelis – Aye
 Joe Luppino – Aye
 Bob Kleckner – Aye

David Oliver stated that he will not be in attendance at the May 23 meeting and asked Lew Hall to Chair the meeting. He agreed.

Chairman Oliver opened the meeting for public comment.

Carole Foster, 26 Water Street, presented a paper to the board regarding her property and a 30-foot-wide easement from the village pump house along the southern edge of the motel to southern edge of her property allowing the village to draw water from Keuka Lake. She said that it is stated in her deed that nothing can ever be built on top of the easement. She stated that the proposed Lakeside Inn expansion is on top of her easement.

The Board reminded Ms. Foster that at the last meeting the board stated in their resolution regarding the proposed Lakeside Inn Site Plan Application that they cannot move forward until Mr. Leonard resolves the easement issues with the Village of Hammondsport and Carole Foster. Therefore, there is nothing for the Planning Board to discuss at this time.

Chairman Oliver reminded the board of the meeting with Design Connect on Wednesday May 2 at 2:00.

With no further business before the Planning board, Joe Luppino made a motion seconded by Lorraine Manelis to adjourn the meeting at 8:25 p.m.

Respectfully submitted,

Lela Martuscello
Village Clerk-Treasurer