

February 28, 2018
Village of Hammondsport
Planning Board Meeting

The Village of Hammondsport Planning Board held its monthly meeting on Wednesday, February 28, 2018 at 7:00 p.m.

Present: Chairman David Oliver, Members: Lew Hall, Joe Luppino, Jon Lowin, and Paul Martuscello. Alternate Lorraine Manelis. Others Present: Anne C. Green, Bee Keck, Ron Leonard, and Robyn Locey.

Chairman Oliver called the meeting to order at 7:03 p.m. with the Pledge of Allegiance.

Lew Hall made a motion, seconded by Paul Martuscello to approve the January 17, 2018 Planning Board minutes.

Application 2018-3 submitted by Robyn and Lance Locey, 15 Main Street, Hammondsport: Concept Review. The applicants are seeking approval to put an addition on their home which would include a two car garage and upper living space. Robyn Locey submitted an updated drawing of the front of the new home with changes to the roof line. As per Zoning Officer, Mike Slowinski, the proposed project is fully zoning compliant, no septic concerns and no floodplain concerns.

Joe Luppino made a motion, seconded by Paul Martuscello to waive further review on application 2018-3 submitted by Robyn and Lance Locey, 15 Main Street, Hammondsport to construct an addition on their home.

ROLL CALL VOTE: David Oliver – Aye
 Lew Hall – Aye
 Joe Luppino – Aye
 Jon Lowin - Aye
 Paul Martuscello – Aye

Application 2018-8 submitted by Ron Leonard, Keuka Lakeside Inn, 24 Water Street, Hammondsport: Concept Review. The applicant is seeking approval to put a two story structure, with 4 guest rooms at the East side of the Keuka Lakeside Inn.

As per the Zoning Officer, Mike Slowinski, there are concerns with the 100 year floodplain, the building code states the 1st floor must be above 723'. Currently the GIS mapping shows a 720.8'. Other concerns include the septic requirements and improvements, which shall be reviewed and approved by the NYS DOH and the municipality. The overall height was not included in the sketches. B-1 district is a 35' maximum height limit. The maximum lot coverage is acceptable and within the 60%.

A question was raised by Lew Hall as to the new structure and what, if any impact it would have on the neighbors' view of the lake. Ron provided photos of the view and what would be the possible impact.

After review, it was decided that Application 2018-8 will need to go to Full Site Plan. Joe Luppino made a motion, seconded by Jon Lowin to take Application 2018-8 submitted by Ron Leonard, Keuka Lakeside Inn, 24 Water Street, Hammondsport, to add a two story structure on the East side of the Keuka Lakeside Inn to Full Site Plan. A meeting date was set for April 4, 2018 for the Public Hearing.

ROLL CALL VOTE: David Oliver – Aye
 Lew Hall – Aye
 Joe Luppino – Aye
 Jon Lowin - Aye
 Paul Martuscello – Aye

Lorraine Manelis asked questions regarding the possible purchase of Fine Threads Bed & Breakfast on Lake Street, Hammondsport and whether the Special Use Permit would transfer with the sale of the property. She is going to follow up with Zoning Officer, Mike Slowinski.

With no further business before the Planning board Joe Luppino made a motion, seconded by Paul Martuscello to adjourn the meeting at 7:45 p.m.

Respectfully submitted,

Tammie Flynn