

July 25, 2018  
Planning Board  
Meeting Minutes

**DRAFT**

The Village of Hammondsport Planning Board held a Planning Board meeting on Wednesday July 25, 2018 at 7:00 p.m. 18 Water Street, Hammondsport.

PRESENT: Chairman David Oliver, Member: Lew Hall, Lorraine Manelis, Joe Luppino; Alternate Member Bob Kleckner

OTHERS PRESENT: Bonnie Gustin, Carole Foster, Bob DeSeyn, Maryalice Kocher, Cathy Hoch, Rachel, Ron Leonard, John Hoch, Bruce & Mary White, Debra Robbins

Chairman David Oliver called the meeting to order with the Pledge of Allegiance.

Minutes: On motion of Lew Hall and seconded by Lorraine Manelis to approve the June 27, 2018 meeting minutes.

Application 2018-33 William and MaryAlice Kocher, 21 Lake Street. Concept Review for a Boardinghouse at their property located at 19 Lake Street, Hammondsport. Ms. Kocher was present to explain that they currently rent the property seasonally to single family by the week. She is looking to become compliant with a Special Use Permit for a Boardinghouse designation. They do not rent single rooms, only the entire house. There is no off-street parking for this property.

Lorraine Manelis does not think this application meets the definition of a Boardinghouse as individual rooms are not rented, the whole house is rented at a time. No designation for this type of short-term rental is in the Village Code. The Village board is working on updating the Village Code to include these types of rentals. She thinks the application should be denied until the code is updated. Plus, under 122.5 of the Village Code, the applicant would need to provide parking for each room rented. There is currently no on-premise parking.

Bob Kleckner thinks that the Boardinghouse definition does fit the short-term accommodation business for a boarder or renter. However, the Boardinghouse must comply with the parking as stated in 122-25 of the Village Code.

Bob Kleckner made a motion seconded by Joe Luppino to go to Public Hearing on Wednesday August 22, 2018 at 6:00 p.m. for Special Use Application 2018-33 for a Boardinghouse at 19 Lake Street, property owned by William Maryalice Kocher.

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

Application 2018-39 Bonnie and Keith Gustin, 15 Orchard Street. Concept Review for a Bed and Breakfast at their property located at 15 Orchard Street, Hammondsport. Ms. Gustin explained to the Board her proposal to operate a Bed and Breakfast renting out two rooms. Off street parking is available and she aware that a Bed and Breakfast Permit requires the property owner to live there.

Bob Kleckner made a motion seconded by Joe Luppino to go to Public Hearing on Wednesday August 22, 2018 at 6:00 p.m. or shortly thereafter for Special Use Application 2018-33 to operate a Bed and Breakfast at 15 Orchard Street, Hammondsport, property owned by Keith and Bonnie Gustin.

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

Application 2018-8 Keuka Lakeside Inn: The Public Hearing for Site-Plan on this application was April 4, 2018. The Village Code states that the Planning Board must make a decision within 60 days after the Public Hearing on a Site-Plan. The applicant, Mr. Leonard, has no problem with no decision from the Planning Board as there have been issues that needed to be cleared up. One of which was presented at the last Planning board meeting regarding the Easement issues. However, the decision of the Planning Board on June 27, 2018 to approve Application 2018-8 is not valid because the Board did not go over the Short Environmental Review form.

Before going over the Short Environmental Assessment Form, Lorraine Manelis asked to address the board with some information she obtained today with regard to the project at the Keuka Lakeside Inn. She stated that she met today with Carole Foster and her Attorney Rachel Treichler. Ms. Foster thinks there is a larger issue at stake than the easements. She thinks there could be a potential risk to the Village Water system if Mr. Leonard is allowed to build over the Village Water Intake line. Lorraine Manelis submitted several pictures and a drawing of the area from Ms. Foster. She informed the board that in 2004 the village tried to replace a butterfly valve on the intake line. The Village dug a 30-foot diameter hole and water rushed in and could not be pumped out. This is according to former Water Plant Supervisor Randy Hoad.

Bob Kleckner commented that the board is being asked to approve a project that is going to be constructed over the Village waterline to supply the entire village. No one here is an engineer and can guarantee that this will not pose a risk to the village water supply. He suggested a professional engineer be consulted.

The easement between the Village and Robert and Jean Davis was also discussed with reference to a paragraph in the easement that states that no building shall be constructed over the easement area.

David Oliver pointed out that these documents should have been submitted to the Planning Board in advance of the meeting through the Clerk's Office and it should have been brought up at the April 4 Public Hearing. He said the board should go over the Short Environmental Assessment Form and number 7 addresses the issue of public water.

The Board went over Part 2 of the Short Environmental Assessment Form. All questions were answered No, or small impact may occur except number 7; Will the proposed action impact existing public/private water supply. Lorraine Manelis thinks the potential risk is too big for it to not be reviewed further.

Part 3 of the Short Environmental Assessment Form is to be completed because 7a. was answered as Moderate to large impact may occur and impact the public water supply of the village. The Planning Board is requiring a licensed professional engineer be hired by the applicant to assess the potential impact of the proposed construction outlined in Application 2018-8.

The Board did not make a decision on the Short Environmental Assessment Form. The Board will wait for the Engineer's report and then consult with the Village Attorney.

With no further information; Joe Luppino made a motion seconded by Lorraine Manelis to adjourn the meeting at 8:20 p.m.

Respectfully submitted,

Lela Martuscello  
Village Clerk-Treasurer