

May 23, 2018
Village of Hammondsport
Planning Board Meeting

Present: Members: Lew Hall, Acting Chairman, Joe Luppino, Lorraine Manelis, Jon Lowin, Alternate Member: Bob Kleckner
Absent: David Oliver, Chairman
Others Present: Bill Reed, Bev Webster, Bee Keck, Anne Green, Linda Vang, John Vang

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

Jon Lowin made a motion seconded by Bob Kleckner to approve the April 25, 2018 Planning Board minutes.

The Board acknowledged receiving a memo from Mike Slowinski, Code Enforcement Officer, stating that in his opinion the Planning Board may proceed with the Public Hearing on the Boardinghouse Special Use Application for 11 Water Street because the applicant stated in a letter that access to a kitchen and dining area will be provided to tenants as stated in the definition of boardinghouse in the village code.

Public Hearing

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 a first floor Professional Office. The one-bedroom rental will be on the second floor limited to two occupants. Rental will be Thursday, Friday and Saturday only.

Public Comment:

Anne Green asked if the project will meet the definition of a boardinghouse and if there will be off street parking. Yes, it will per the Zoning Officer and there is off street parking. Fire Code inspection will be done by Building Inspector. Another concern is that with the boardinghouse rental no property owner will be on site.

Bee Keck commented on the Boardinghouse rental in the Village Code and that the Village Board of Trustees are working on mending the Code to include Short-term rentals in the Village.

The board discussed what is a short-term rental. No one likes the definition of a boarding house as stated in the Village Code because all houses in the village can be labeled a boardinghouse. The Board agrees that the Village Code and the Village Comprehensive Plan should be updated to include a better definition of a short-term rental in the Village and that the term boardinghouse is outdated. However, it is allowed in the Village Code at this time and the application was brought to the Planning Board at this time. Many rentals exist in the Village with no special Use Permit being granted.

Lorraine Manelis made a motion seconded by Jon Lowin to close the Public Hearing at 7:20 p.m.

The Board went over the Short Environmental Assessment Form. Part 1 completed by the Applicant. The Board as Lead Agency completed Part 2.

Bob Kleckner made a motion seconded by Joe Luppino to accept Lead Agency and to determine based on information and analysis on the Short Environmental Assessment Form that the proposed action will not result in any significant adverse environmental impacts.

ROLL CALL VOTE: Chairman Lew Hall - Aye
Jon Lowin – Aye
Lorraine Manelis – Aye
Joe Luppino – Aye
Bob Kleckner – Aye
David Oliver – Absent

Lew Hall made a motion seconded by Joe Luppino to accept 239M Referral from the Steuben County Planning Department that their review of the application has not revealed any significant inter-community or county-wide impacts.

Jon Lowin made a motion seconded by Bob Kleckner to approve the Special Use Permit Application 2018-18 submitted by William H. Reed, 11 Water Street, Hammondspport to operate a Boardinghouse on his property at 11 Water Street, Hammondspport with the condition that prior to the issuance of a building permit for the added use,

1. The Office of Code Enforcement shall be provided with an inspection of said Boardinghouse unit.
2. Applicant shall acquire any permits required by the Code Enforcement regarding the installation of the kitchen and to ensure the occupancy meets Fire Code Requirements for rental units and Mixed-Use Occupancy.
3. A copy of a passing Zone One septic inspection that was completed within the last five years to insure the septic system is functioning properly for the intensification of use.

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

Concept Review Application 2018-25, Child Care Facility, 21 Shethar Street, Hammondspport. Applicant is Evelyn Efinger LaCroix, property owner is John Webster.

Ms. LaCroix explained the concept of the facility. The first year she is proposing Family Child Care, second year Family Group Child Care up to 14 children and eventually grow to a Child care Center of up to 35 children. Family Child Care and Family Group Child Care requires someone to live in the residence with two employees.

The major concern of the board members is the parking. Currently there is no driveway for parking at the residence for employees. Parking would be on the street to let children off and pick them up each day. The board sees the area as very congested with the grocery store across the street and is concerned with safety especially if the facility was a Child Care Center with 35 children being dropped off and picked up at the same time each day.

The board would like the Child Care Center proposal taken out of the application and propose a Family Child Care Center for up to 14 children. If the need for a Child Care Center becomes apparent, Ms. LaCroix would come back to the Planning Board.

Lorraine Manelis made a motion seconded by Lew Hall to set a Public Hearing on Application 2018-25 for a Special Use Permit for a Residential Family Child Care Facility at 21 Shethar Street, Hammondspport.

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

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