

June 7, 2017
Village of Hammondsport
Planning Board Meeting

The Village of Hammondsport Planning Board held a Public Hearing on Wednesday June 7, 2017 at 7:00 p.m. for Site Plan and Special Use Application 2017-10.

Present: Chairman David Oliver, Members: Lew Hall, Paul Martuscello, Joe Luppino, Jon Lowin
Others Present: 11 Business Owners and residents

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

Chairman Oliver opened the Public Hearing on Application 2017-10 for Special Use and Site Plan Review. Cathy and Bob Kleckner have submitted application for approval to operate a Bed and Breakfast at 16 Shethar Street in the Village of Hammondsport. Mr. & Mrs. Kleckner have made a purchase offer on the property and have included with their application a letter from the property owners, Brenda and Ed Gaio, authorizing them to act as their agents in respect to the applications for a Bed and Breakfast.

Chairman Oliver asked for comments from the Public.

Five residents and two business owners spoke in support of the proposed Bed and Breakfast. The Clerk also received one letter from a local business and one email from a resident in support.

With no more comments from the public, Chairman Oliver closed the Public Hearing at 7:06 p.m.

The Board discussed the application. The Village Code under Special Use allows for 4 bedrooms for guests and one for resident. The septic was upgraded per Watershed Inspector's report with 2 1000 gallon tanks allowing for 6 bedrooms.

A sign will be applied for at a later date.

The board reviewed the 239M referral from Steuben County Planning Board. The County review has not revealed any significant inter-community or county wide impacts. The County's one comment is that Bed and Breakfasts must collect occupancy tax.

The Board reviewed the Short Environmental Assessment Form as part of the Special Use Application. Paul Martuscello made a motion seconded by Joe Luppino that the Village Planning Board accepts Lead Agency for the SEQRA process and after review and completion of Part 2 of the Short Environmental Assessment Form, Impact Assessment, the Board has determined based on the completed information and analysis that the proposed action will not result in any significant adverse environmental impacts.

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

Site Plan Review: The board reviewed the Site-Plan Application 2017-10 and determined it was complete. The Board went over the General Review considerations as stated in 96.14 of the Site Plan Review Code and the applicants answers to the general questions.

Joe Luppino made a motion seconded by Lew Hall that the Village Planning Board does hereby approve the Site Plan Application 2017-10 for operation of a Bed and Breakfast, 16 Shethar Street, Hammondsport, submitted by Cathy and Bob Kleckner, property owner Brenda and Ed Gaio, with the following condition: the space above the detached garage on the property will not be used for lodging as it was previously approved for recreation use only.

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

Application for Special use: The Planning Board reviewed the Application for Special Permit 2017-10 and determined it to be complete.

Joe Luppino made a motion seconded by Paul Martuscello that the Planning Board does hereby approve the Application for a Special Permit to operate a Bed and Breakfast submitted by Cathy and Bob Kleckner at 16 Shethar Street, Hammondsport, property owners Brenda and Ed Gaio, with one condition:

the space above the detached garage on the property will not be used for lodging as it was previously approved for recreation use only.

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

With no further business before the Planning board, Jon Lowin made a motion seconded by Paul Martuscello to adjourn the meeting at 7:25 p.m.

Respectfully submitted,

Lela Martuscello
Village Clerk-Treasurer