

Village of Hammondsport
Zoning Board of Appeals
June 19, 2014

The Village of Hammondsport Zoning Board of Appeals held a Public Hearing on Thurs. June 19, 2014 at 7:00 p.m., 18 Water Street, Hammondsport, NY.

PRESENT

Board Members: Robert Mathewson
Tim Atwood
Bob Deseyn
Linda Carl
Deb Robbins

PUBLIC PRESENT: Anne Green, Millie Deseyn, Bret Llewelyn, Bob Magee

Chairman Robert Mathewson called the Zoning Board out of recess for applicant 2014-011.
Chairman Robert Mathewson opened the Public Hearing at 7:05 and declared a quorum.

Chairman Mathewson stated that the Public Hearing in front of the ZBA is Area Variance Application 2014-11, Bret Llewelyn-Krog Corp., One Water St. Applicant is seeking to put up 6 signs, 4x8" on the fencing at One Water St. to advertise the sale of condominiums.

The Zoning officer letter from Bob Magee states the proposed signs exceed the maximum allowable size for a residential district and will need a variance.

- The property is low density residential, not a sub-division. Bob Magee states that state law says a sub-division is property being subdivided into smaller parcels. Section 122-27, paragraph G
- Bret Llewelyn has been hired to market the condos but can't offer them for sale yet. He must have 20 people signed that they are interested. He can't take any money or discuss taxes. They had 5 people signed up in the first 10 days.
- The Ad has been approved by the Attorney General for 6 signs, two sets of 3 different signs plus a small Realty sign. They are allowed one 6' sign.
- Zoning book says a Real Estate Sign can be 6' in any Residential District.

The Board has a concern for the safety of signs. The fence is close to the road and with boat, car traffic and pedestrians if signs were on the fence it could cause an accident.

The Board suggested:

- Moving the fence in 6' back from road
- Build a Kiosk or move signage to fence area by the lakes swim area
- Put up signage behind the fence

Mr. Llewelyn states the fence was put close to the road so cars would not park on the property. If police cones could stay along the area so cars could not park, it would be a possibility.

Public comment from Millie Deseyn was that the safety issue needs to be taken serious because of past events in town with traffic. Also, the sign for the new park on Liberty St. is a nice sign and safe for people to read and is very visible and suggests they do a sign like the new park.

Bob Magee suggests moving the fence in by the kids swim area and put the sign there and it would have parking available. Bob informed the Board that they cannot put up 13 real estate signs, one for each unit; it has to be one sign.

The Board asked Mr. Llewelyn to bring 3 proposals to the Board next week and asked if he could bring them to the office on Tues. so the Board could review them ahead of the meeting. Mr. Llewelyn agreed.

Millie Deseyn wondered why a sign would not be facing out at the lake.

The Board stated if it was just a real estate sign with a phone no. that would not be enough information if a person was going by boat to read it.

There is a time limit and it is from 4/2014 to 4/2015 in the Attorney Generals letter to market the condos.

The Board was concerned if they grant the signage they will be setting a precedence and Mr. Magee stated nothing can set a precedence in a Zoning Board meeting because every matter stands on its own.

Chairman Mathewson made a motion to go in to recess for one week till 6/26/2014, so Mr. Llewelyn could bring in 3 proposals on Tues. the 24 to be reviewed before the 26, it was seconded by Linda Carl.

ROLL CALL VOTE: Chairman Mathewson-Aye
Deb Robbins-Aye
Bob Deseyn-Aye
Linda Carl-Aye
Tim Atwood-Aye

Motion Carried

Meeting was adjourned at 8:10 p.m.

Respectfully submitted,
Kelly Harris