

November 28, 2018  
Planning Board  
Meeting Minutes

The Village of Hammondsport Planning Board held a Planning Board meeting on Wednesday November 28, 2018 at 7:00 p.m. 18 Water Street, Hammondsport.

PRESENT: Chairman David Oliver, Member: Lew Hall, Lorraine Manelis, Bob Kleckner, David Kosan

OTHERS PRESENT: Bob Deseyn, Carole Foster

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

Minutes: On motion of Lorraine Manelis and seconded by Bob Kleckner all voting Aye to approve the September 26, 2018 meeting minutes.

**The Planning Board held a meeting on October 26, 2018.**

Present: Chairman David Oliver; Members: Bob Kleckner, Lorraine Manelis, David Kosan

Absent: Lew Hall

No applications were before the Planning Board. The Board met to discuss the Comprehensive Plan. The Board discussed the path forward to contact Southern Tier Central Regional Planning & Development Board (STC) and to set up a meeting with representatives. STC contracts with municipalities to assist with Comprehensive Plans.

**Meeting November 14, 2018** Lorraine Manelis, Bob Kleckner, and Chairman David Oliver met with two representatives from Southern Tier Central Regional Planning & Development Board (STC) to discuss details and the best way to move forward with updating a Comprehensive Plan. STC will provide a proposal to the Planning Board. There will be an approximate cost of \$25,000. Trustee Green was present and will take this information to the Village Board.

Application 2018-49 Bonnie and Keith Gustin, Special Use Application for a Boardinghouse, 15 Orchard Street, Hammondsport.

Bonnie and Keith Gustin received approval for a Bed and Breakfast at this property on August 22, 2018. Mr. Gustin stated the reason for wanting the Boarding House Special Use Permit in place of the Bed and Breakfast is they would like to be able to rent a room when they are not home. A requirement of a Bed and Breakfast Special Use Permit is the owner must be in residence when being rented. A kitchen is available upstairs. The Board members asked about a contact person when they are gone. Mr. Gustin said he would provide that information. There is a lockbox on the porch for a key and there would be no more than one couple renting at a time.

Bob Kleckner thinks the application meets code and the Planning Board should waive the public hearing required for a Special use Permit as one was held for the Bed and Breakfast designation. Lorraine Manelis thinks a public hearing should be conducted because this is a different designation with different requirements. A B&B requires the homeowner to be present and the Boarding House does not.

The Zoning Officer's decision discusses safety issues and an intensification and change of use from Bed and Breakfast to boarding House.

Lorraine Manelis made a motion seconded by David Kosan to go to Public Hearing on December 19, 2018 at 7:00 p.m. on Application 2018-49 submitted by Bonnie and Keith Gustin for approval to operate a Boarding House at their property located at 15 orchard Street, Hammondsport.

ROLL CALL VOTE:        David Oliver – aye  
                              Lew Hall – Aye  
                              Bob Kleckner – Nay  
                              Lorraine Manelis – Aye  
                              David Kosan - Aye

The Planning Board will hold a regular meeting after the Public Hearing.

The Planning Board discussed the Comprehensive Plan. A quote of \$25,000 came back from STC for their services. The Village Board put \$12,500 in the 2019/2020 Budget for a Comprehensive Plan. Bob Deseyn discussed his ideas of what he thinks an updated Comprehensive Plan should accomplish. Lorraine Manelis will write up a summary of ideas and thoughts on how to make a proposal into a document for the Village Board and Community.

With no further information; David Oliver made a motion seconded by Lew Hall to adjourn the meeting at 7:50 p.m.

Respectfully submitted,

Lela Martuscello  
Village Clerk-Treasurer