

September 26, 2018
Planning Board
Meeting Minutes

The Village of Hammondsport Planning Board held a Planning Board meeting on Wednesday September 26, 2018 at 7:00 p.m. 18 Water Street, Hammondsport.

PRESENT: Chairman David Oliver, Member: Lew Hall, Lorraine Manelis, Bob Kleckner
Joe Luppino resigned as Planning Board Member and Bob Kleckner (Alternate) was appointed by the Mayor to fill out his term. Jon Lowin has also submitted his resignation as Planning Board Member.

OTHERS PRESENT: Maryalice Kocher, Bee Keck, David Kosan

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 August 22, 2018 meeting minutes as corrected and August 29, 2018 meeting minutes as presented.

Application 2018-33 William and MaryAlice Kocher, 21 Lake Street. Special Use Application for a Boardinghouse at their property located at 19 Lake Street, Hammondsport.

David Oliver received clarification from the Village Attorney that a Special Use Permit once obtained for a specific purpose such as Boarding House transfers with the property if sold. The property at 19 Lake Street has no driveway. Therefore, since the parking requirement associated with the proposed Boarding House at 19 Lake Street is met by parking in a shared driveway with the property located at 21 Lake Street also owned by MaryAlice Kocher, Attorney Reed said that a condition can be placed on the approval. The condition could be that if either property (19 or 21 Lake Street) owned by MaryAlice Kocher is sold individually the Special Use Permit for a Boarding House will be invalid because the parking requirement cannot be met.

Mrs. Kocher presented photos of three cars parked in the shared driveway. There are three bedrooms in the house but the house is rented as a whole not as individual rooms. Renters are directed to park in the driveway not on the street.

Chairman Oliver recognized that the 239m Referral form the Steuben County Planning Department has been received and that the County has reviewed the application for Special Use 2018-33 and has not revealed any significant inter-community or county-wide impacts.

The Short Environmental Assessment Form was accepted and reviewed. The applicant filled out Part 1 and the Planning Board went over the questions in Part 2 answering all questions with No impact may occur.

Lew Hall made a motion seconded by Bob Kleckner to accept Lead Agency for the review of the Short Environmental Assessment Form for application for Special Use 2018-33 and based on the information and analysis from the questions and answers the proposed action will not result in any significant adverse environmental impacts.

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

Bob Kleckner made a motion seconded by Lew Hall to approve Application for Special Use Permit 2018-33 for 19 Lake Street, Hammondspport property owners William and MaryAlice Kocher to operate a Boarding House with the following condition:

Because parking is required for a boarding house and this property does not have off street parking available, the use of the adjacent property at 21 Lake Street also owned by William and MaryAlice Kocher is being made available for the required parking for the operation of a boarding house; the Planning Board places the following condition: If 21 Lake Street or 19 Lake Street is sold, and the properties have different owners, the Permit for Special Use for a Boarding House will become invalid and revoked because the parking requirements cannot be met.

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

The Board discussed short -term rentals in the Village and the Village Comprehensive Plan.

With no further information; Lorraine Manelis made a motion seconded by Lew Hall to adjourn the meeting at 7:49 p.m.

Respectfully submitted,

Lela Martuscello
Village Clerk-Treasurer