

February 27, 2019
Planning Board
Meeting Minutes

The Village of Hammondsport Planning Board held a meeting on Wednesday, February 27, 2019 at 7:00 p.m., 18 Water Street, Hammondsport.

PRESENT: Chairman David Oliver, Members: Lew Hall, Lorraine Manelis and David Kosan
ABSENT: Bob Kleckner

OTHERS PRESENT: Anne C. Green, Robert Knill, Hans Peter Weis, Kailee Thomas and Jeff Yaniak

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

PUBLIC HEARING:

Proof of Notice having been furnished, the Public Hearing on Application 2019-01, was called to order by Lew Hall at 7:01 p.m.

Application 2019-01 submitted by Robert Knill, property owner, for a Special Use Permit to operate a Boardinghouse at 12 Wheeler Avenue, Hammondsport. Current use of the property is a residential home.

Anne C. Green spoke to her concern over parking the availability. Hans Peter Weis spoke in favor of the Boardinghouse.

All persons desiring to be heard, having been heard, the Public Hearing was terminated at 7:10 p.m.

Minutes: On motion of David Kosan, seconded by Lorraine Manelis and all voting aye, to approve the January 23, 2019 meeting minutes.

Board Discussion on application 2019-01, submitted by Robert Knill, property owner of 12 Wheeler Avenue, Hammondsport for a Special Use Permit to operate a Boardinghouse at his property. Lorraine Manelis does not feel the parking is acceptable to approve a three (3) bedroom Boardinghouse. With no more discussion, the board moved forward.

Lorraine Manelis made a motion, seconded by Lew Hall to approve Special Use Permit 2019-01 submitted by Robert Knill, property owner, to operate a Boardinghouse at 12 Wheeler Avenue, Hammondsport, NY with the condition that it is a two (2) bedroom Boardinghouse.

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

Motion Carried

The Board completed Part Two (2) of the Short Environmental Assessment Form.

Lorraine Manelis made a motion, seconded by Lew Hall to accept the Short Environmental Assessment Form and that the Planning Board has determined, based on the information and analysis contained in Part 1 and 2 of the form, that proposed Special Use Permit 2019-01 will not result in any significant adverse environmental impacts.

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

Motion Carried

Lorraine Manelis made a motion, seconded by David Kosan to accept 239M Referral from the Steuben County Planning Department that their review of the application 2019-01 has not revealed any significant inter-community or county-wide impacts.

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

Motion Carried

Application 2018-52, submitted by Jeff Yaniak, property owner Joanne Thomas, for the Timber Stone Restaurant located at 70 Shethar Street, Hammondsport, NY. The applicant is seeking relief from the Village Code density regulations which sets a maximum lot coverage, including all accessory buildings at 60% in the B-2 District, for a walk in cooler with access to the kitchen, that has already been enclosed on a cement slab.

After Board discussion, on Application 2019-01, submitted Jeff Yaniak, property owner Joanne Thomas, for the Timber Stone Restaurant located at 70 Shethar Street, Hammondsport, NY Lew Hall made a motion, seconded by Lorraine Manelis to refer Application 2019-01 to the Hammondsport Zoning Board of Appeals.

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

Motion Carried

Planning Board Member Lorraine Manelis requested a written statement, by her, be included in the minutes, it is as follows:

The Village of Hammondsport does not have zoning code that specifically addressed short term rentals (rentals of less than 30 days. Instead, residents are utilizing an antiquated section of code named Boardinghouse to obtain special use permits for short term rentals. This was first used by our village attorney for a property he owns in the village, setting a precedent for more to follow. Efforts to develop and implement code that specifically addresses the current situation in the village has been underway for about 18 months by the village board of trustees.

The Boardinghouse code was not developed based on a comprehensive view of the impact of short term rentals on the future of the village; therefore it does not contain requirements to lessen or contain the impact. Currently one in four residences in the village is a rental, both short and long term, non-owner occupied properties.

The growth of more short term rentals in the village owned by people who live elsewhere may threaten the fabric of the community by reducing the presence of full-time residents. This may reduce the number of school-aged children in the village and undermine the vitality of the school system. Since short term rentals tend to be seasonal, businesses may be impacted by the lack of year round revenue to sustain them. The sense of community that comes with knowing you neighbors is negated by the transient nature of short term renters. In short, without studying the impact, the future of Hammondsport is unknown.

Application 2019-08 submitted by Hans Peter Weis, property owner of 12 Myrtle Avenue, Hammondsport, NY, for approval to operate a Boarding House. Current use of the property is a long term rental/two (2) family three (3) bedroom residence. Mr. Weis explained to the Board that this is currently a long term rental but he would like the option to use it as a Boardinghouse in the future. He explained that the septic is adequate, as is the parking.

Lew Hall made a motion, seconded by Lorraine Manelis to go to Public Hearing on Wednesday, March 27, 2019 on Application 2019-08 submitted by Hans Peter Weis, property owner, for approval of a Special Use Permit to operate a Boardinghouse at his property at 12 Myrtle Avenue, Hammondsport, NY.

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

Motion Carried

Application 2019-09 submitted by Hans Peter Weis, property owner of 13 Grape Street, Hammondsport, NY, for approval to operate a Boarding House. Current use of the property is a long term rental/single family residence. Mr. Weis explained to the Board that this is currently a long term rental but he would like the option to use it as a Boardinghouse in the future. He explained that the septic is adequate for a two (2) bedroom Boardinghouse, as is the parking.

Lew Hall made a motion, seconded by Lorraine Manelis to go to Public Hearing on Wednesday, March 27, 2019 on Application 2019-09 submitted by Hans Peter Weis, property owner, for approval of a Special Use Permit to operate a Boardinghouse at his property at 13 Grape Street, Hammondsport, NY.

ROLL CALL VOTE: David Oliver – Aye
 Lew Hall – Aye
 Lorraine Manelis – Absent
 David Kosan – Aye

Motion Carried

Application 2019-07 submitted by Melanie Collins, property owner Jim Keena, for the Cider Creek Hard Cider at 49 Shethar Street, Hammondsport, NY. The applicant is seeking approval to expand the tasting room with the addition of outdoor seating, following the regulations of the State Liquor Authority. The Board has questions for this applicant, who is not in attendance, this application will be table until the next Planning Board meeting.

With no further business before the Board, Lew Hall made a motion, seconded by Lorraine Manelis to adjourn the meeting at 7:56 p.m.

Respectfully submitted,

Tammie L. Nelson
Village Clerk