

March 27, 2019  
Village of Hammondsport's Planning Board  
Meeting Minutes

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

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

**OTHERS PRESENT:** Cath Hoch, John Hoch, Beth King, Norman King, Tim Carey, Anne C. Green, Hans Peter Weis, Deborah Lynch, Debra Robbins, Ed Lancer, Stella Pulver, Cathy Kleckner, Bob DeSeyn, Carole Foster and Bee Keck

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

Minutes: On motion of Lew Hall, seconded by Lorraine Manelis and all voting aye, to approve the February 27, 2019 meeting minutes with corrections.

**PUBLIC HEARING:**

Proof of Notice having been furnished, the Public Hearings on Application 2019-08 and Application 2019-09, were called to order by David Oliver.

Application 2019-08 submitted by Hans Peter Weis, property owner, for a Special Use Permit to operate a Boardinghouse at 12 Myrtle Avenue, Hammondsport. Current use of the property is a residential long term rental.

Application 2019-09 submitted by Hans Peter Weis, property owner, for a Special Use Permit to operate a Boardinghouse at 13 Grape Street, Hammondsport. Current use of the property is a residential long term rental.

The following persons brought up concerns about the applications:

Tim Carey, 13 Myrtle Avenue with regards to 2019-08  
Beth King, 8 Myrtle Avenue with regards to 2019-08  
Cathy Hoch, 9 Grape Street  
John Hoch, 9 Grape Street  
Bob DeSeyn, 26 Water Street  
Randy King, 8 Myrtle Avenue with regards to 2019-08

The following comments, questions and concerns were brought up during the public hearing:  
What is a Boardinghouse?

Will Property Maintenance be enforced?

Who will care for the properties?

If the properties become Boardinghouses, will the properties be held to a different standard?

If the property is a Boardinghouse, can it be turned back to a single family dwelling or long term rental?

Will the rentals be open and available to multiple families at one time?

The Board of Trustees is holding a Public Hearing on Boardinghouse Law, will that impact these applications tonight?

Who will enforce the Village Code on the Boardinghouses?

Is the influx of Boardinghouses going to limit quality/quantity of long term rentals?

The following people spoke in favor of the Boardinghouses:

Cathy Hoch, 9 Grape Street

John Hoch, 9 Grape Street

The following people spoke against the Boardinghouses:

Anne Green, 53 Lake Street

A Letter from Aubrey Glover, 6 Myrtle Avenue, was received, a copy is in the file.

All persons desiring to be heard, having been heard, the Public Hearing was terminated at 7:38 p.m.

### **OLD BUSINESS**

Application 2018-52, submitted by Jeff Yaniak, property owner Joanne Thomas, for the Timber Stone Restaurant located at 70 Shethar Street, Hammondsport, NY.

No action, keep on the agenda.

Application 2019-07 submitted by Melanie Collins, property owner Jim Keena, for the Cider Creek Hard Cider at 49 Shethar Street, Hammondsport, NY.

No action, keep on the agenda.

### **NEW BUSINESS**

Board discussion on Concept Review: Application 2019-10 submitted by Hans Peter Weis, property owner of 6 Curtiss Avenue, Hammondsport, NY, for approval to operate a three (3) bedroom Boardinghouse. Current use of the property is a long term rental. 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.

Board discussion on Concept Review: Application 2019-11 submitted by Hans Peter Weis, property owner of 2 Wheeler Avenue, Hammondsport, NY, for approval to operate a three (3) bedroom Boardinghouse. Current use of the property is a long term rental. 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.

Board discussion on Concept Review: Application 2019-12 submitted by Hans Peter Weis, property owner of 7 Myrtle Avenue, Hammondsport, NY, for approval to operate a three (3) bedroom Boardinghouse. Current use of the property is a long term rental. 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.

Board discussion on Concept Review: Application 2019-14 submitted by Deborah Lynch, property owner of 113-115 Pulteney Street, Hammondsport, NY, for approval to operate a Boarding House. Current use of the property is a two (2) family home, each unit is separate and contains two (2) bedrooms. She resides on one side and uses the other side as a rental. Ms. Lynch explained to the Board that the septic needs a Zone One inspection and she is currently on the waiting list to have that done. There is adequate parking. Board Member Lorraine Manelis spoke out against the Boardinghouse.

David Kosan made a motion, seconded by Bob Kleckner to go to Public Hearing on Wednesday, April 24, 2019 on Applications 2019-10, 2019-11 and 2019-12 all submitted by Hans Peter Weis, property owner, for approval of a Special Use Permits to operate a Boardinghouses at his properties: 6 Curtiss Avenue, Hammondsport, NY, Application 2019-10, 2 Wheeler Avenue, Hammondsport, NY, Application 2019-11 and 7 Myrtle Avenue, Hammondsport, NY Application 2019-12. On Application 2019-14 submitted by Deborah Lynch, property owner, for approval of a Special Use Permit to operate a Boardinghouse at her property at 113-115 Pulteney Street, Hammondsport, NY.

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

Motion Carried

Application 2019-15 submitted by Carla Perri, Chand of Use, 64 Shethar Street, Hammondsport. No action, keep on agenda.

Board Discussion on application 2019-08 and 2019-09, both submitted by Hans Peter Weis, property owner, for a Special Use Permits to operate Boardinghouses at 12 Myrtle Avenue, Hammondsport and 13 Grape Street, Hammondsport. Current use of the properties are residential, long term rental. Property maintenance was discussed. There are no current code violations for the property at 12 Myrtle Avenue, Hammondsport. Septic will need to be upgraded

for 12 Myrtle Avenue, Hammondsport, it is currently only large enough for two (2) bedrooms. With no more discussion, the board moved forward.

Lew Hall made a motion, seconded by Lorraine Manelis to accept 239M Referral forms from the Steuben County Planning Department that their review of the application 2019-08 and 2019-09 have 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-Aye  
David Kosan-Aye

Motion Carried

Bob Kleckner made a motion, seconded by Lorraine Manelis to approve Special Use Permit 2019-08 submitted by submitted by Hans Peter Weis, property owner, to operate a Boardinghouse at 12 Myrtle Avenue, Hammondsport, with the following conditions:

1. The homeowner has the septic upgraded to accommodate the three (3) bedrooms.
2. Property Maintenance guidelines must be followed as per the Village Code.

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

Motion Carried

Bob Kleckner made a motion, seconded by Lew Hall to approve Special Use Permit 2019-09 submitted by submitted by Hans Peter Weis, property owner, to operate a Boardinghouse at 13 Grape Street, Hammondsport, with the following conditions:

1. Property Maintenance guidelines must be followed as per the Village Code.

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

Motion Carried

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

Lew Hall made a motion, seconded by Bob Kleckner 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 2019-08 will not result in any significant adverse environmental impacts.

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

Motion Carried

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

Lew Hall made a motion, seconded by Lorraine Manelis 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 2019-09 will not result in any significant adverse environmental impacts.

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

Motion Carried

Board took time to discuss the Timber Stone Grill Application 2018-52, which is currently being reviewed by the Zoning Board of Appeals.

With no further business before the Board, Lew hall made a motion, seconded by David Kosan to adjourn the meeting at 9:03 p.m.

Respectfully submitted,

Tammie L. Nelson  
Village Clerk