

March 26, 2019
Village of Hammondsport
Zoning Board of Appeals

The Zoning Board of Appeals held a Special Meeting/Public Hearing on Tuesday, March 26, 2019 to discuss The Timber Stone Grill Application 2018-52 for an Area Variance.

Present: Tim Atwood, Chairman
Linda Carl, Member
Deb Robbins, Member
John Hoch, Member
Absent: Herb Mathewson, Member

Others Present: Anne Green, Jeff Yaniak, Lorraine Manelis and Michael French

Chairman Atwood called the Public Hearing to order at 7:00 p.m.

Jeff Yaniak representing the Timber Stone Grill, owner Joanne Thomas, 70 Shethar Street, Hammondsport gave a narrative. He is seeking relief from the Village's Density Control Schedule which states the maximum lot coverage including all accessory buildings in a B-2 Core District is 60%. Due to the structures and septic system the property is currently 656.6 sf over the allowed maximum. This proposed project would bring it an additional 144 sf over the allowed maximum. All the work done on this property was done by his former father-in-law, whom has since passed away. Jeff Yaniak states that any work done prior to him taking over, he had no involvement in and was unaware that it was done without permits. He was under the understanding that everything was permitted. The walk in cooler is on a cement slab and Jeff started to enclose the cooler, to weather proof it, without a permit. He was unaware one was needed. The enclosure would weather proof the cooler and allow the cooks access to the area without having to walk outside.

The following comments, questions and concerns were brought up during the public hearing:
Was the cement slab already in place?
Is there electrical in the enclosure?

With no further comment from the public, Chairman Atwood closed the Public Hearing portion of the meeting.

The letter from the Zoning Officer acknowledged.

The Board discussed the enclosure. The date the concrete pad was poured is unknown. There were no permits issued for the enclosure. Board Members Robbins and Carl were unable to visit the site, due to the fence. Board Member Hoch was able to see the structure, it is complete.

As a result of the above discussion the Zoning Board of Appeals has concluded with the following findings:

They are unsure of the current violations. They asked the Clerk to write a letter to the Code Enforcement Officer, Mike Slowinski and ask him to work with Jeff Yaniak to sort out what needs to be done to resolve this as quickly as possible.

Linda Carl made a motion, seconded by Deb Robbins, and carried, all voting Aye to table the application 2018-52, submitted by Jeff Yaniak representing the Timber Stone Grill, owner Joanne Thomas, 70 Shethar Street, Hammondsport. He is seeking relief from the Village's Density Control Schedule which states the maximum lot coverage including all accessory buildings in a B-2 Core District is 60%. Due to the structures and septic system the property is currently 656.6 sf over the allowed maximum. This proposed project would bring it an additional 144 sf over the allowed maximum until the next Zoning Board Meeting, Thursday April 11, 2019.

ROLL CALL VOTE: Chairman Tim Atwood- Aye
 Linda Carl-Aye
 Deb Robbins – Aye
 Joh Hoch-Aye
 Herb Matthewson-Absent

Motion Carried

John Hoch made a motion, seconded by Linda Carl, and carried, all voting Aye to adjourn the meeting at 7:53 p.m.

Respectfully submitted

Tammie Nelson
Village Clerk