

May 22, 2019

Planning Board  
Meeting Minutes

The Village of Hammondsport Planning Board held a meeting on Wednesday May 22, 2019 at 7:00 p.m. 18 Water Street, Hammondsport.

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

OTHERS PRESENT: Cathy Kleckner, Diane Walling, Anne C. Green

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

Minutes: Lew Hall made a motion seconded by Bob Kleckner to approve the April 24, 2019 meeting minutes with two spelling corrections.

Proof of Notice having been furnished, the Public Hearing on Application 2019-20, was called to order by David Oliver at 7:00 p.m.

Application 2019-20 submitted by Peter Baker property owner, for a Special Use Permit to operate a Boardinghouse at 51 Main Street, Hammondsport. Current use of the property is single family home and professional office. The applicant is proposing to rent one room above the garage.

Chairman Oliver opened up the hearing to public comments.

Diane Walling, Shethar Street, said she understands that Mr. Baker is proposing to rent one room at this time, however, if he wants to rent more rooms in the future is, he allowed? The planning board responded that the application before the board is for one room, therefore, he would need to come back before the Planning Board and reapply for additional rooms.

Mrs. Walling also spoke with concern of possible noise late at night on the deck and if she would have any recourse. Yes, she would just as if it was a single-family home.

Board member Bob Kleckner asked the applicant for clarification on the detailed map of the garage.

All persons desiring to be heard, having been heard, the Public Hearing was closed at 7:09 p.m.

OLD BUSINESS

Application 2019-07 and 2019-15 are tabled until further information received.

Application 2019-20

Zoning Officer's Report was received. He stated that the application would be an intensification and change to mixed use from an apartment/garage to boardinghouse to be addressed by the Village Planning Board.

The board completed Part 2 of the Short Environmental Assessment Form and went over the applicants answers to Part 1.

Bob Kleckner 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 2018-39 will not result in any significant adverse environmental impacts.

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

239M Referral from the Steuben County Planning Department not received.

David Oliver made a motion seconded by Lew Hall to approve Application 2019-20 submitted by Peter Baker to operate a Boardinghouse at his property, 51 Main Street, Hammondsport, NY with the condition that the 239m Referral comes back from Steuben County with the decision of no significant inter-community or county-wide impacts.

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

#### Application 2019-30

Kala Halbert submitted an application to operate a commercial business on vacant property located on Main Street along the inlet. Property owner is Tim Millard. Ms. Halbert proposes a food truck and dock for conducting business. The Zoning Officer's decision requires the property be rezoned from LDR to B-2 Core Business for commercial use.

Lorraine Manelis stated that food trucks are not allowed in the Village.

The Planning Board cannot review the application until the rezoning is addressed.

Comprehensive Plan: Village Board is meeting next Wednesday to discuss the proposal from Matt Ingles. At the regular June board meeting the board would like to present names of a committee.

Christopher Ryan, Lake Street, asked the board the following:

If a property is operating as a bed and breakfast and changes owners and the new owner wants to operate a boarding house not a bed and breakfast, do they need to come back to the planning board? The board responded yes, the operation of a boarding house is a different use than a bed and breakfast. The special Use process must start over.

With no further information, Bob Kleckner made a motion seconded by Lew Hall to adjourn the meeting at 7:30 p.m.

Respectfully submitted,

Lela Martuscello  
Deputy Village Clerk