

August 28, 2019
Village of Hammondsport's Planning Board
Meeting Minutes

The Village of Hammondsport Planning Board held a meeting on Wednesday, August 28, 2019 at 7:00 p.m., 18 Water Street, Hammondsport.

PRESENT: Chairman: David Oliver, Members: Lew Hall, Bob Kleckner, David Kosan and Mike Hicks

OTHERS PRESENT: Michael Root, Marie Northrup, Bob DeSeyn, Carole Foster and Michael Gays.

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

Minutes: On motion of David Kosan, seconded by Bob Kleckner and carried, all voting AYE to approve the July 23, 2019 meeting minutes, with corrections.

PUBLIC HEARING

Proof of Notice having been furnished, the Public Hearing on Application 2019-42, was called to order by David Oliver at 7:02 p.m.

Application 2019-42 submitted by Michael Gays, property owner of 46 Davis Avenue, Hammondsport, NY, for a Special Use Permit to operate a Boardinghouse.

Chairman Oliver opened up the hearing to public comments.
No public comment.

All persons desiring to be heard, having been heard, the Public Hearing was closed at 7:03 p.m.

PUBLIC HEARING

Proof of Notice having been furnished, the Public Hearing on Application 2019-46, was called to order by David Oliver at 7:03 p.m.

Application 2019-46 submitted by Richard Rothfuss, property owner of 1 Curtiss Avenue, Hammondsport, NY, for Special Use Permit to operate a Boardinghouse.

Chairman Oliver opened up the hearing to public comments.
No public comment.

All persons desiring to be heard, having been heard, the Public Hearing was closed at 7:05 p.m.

OLD BUSINESS

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.

Permit 2018-25: Issued to Evelyn Efinger, property owners John and Linda Vang of 21 Shethar Street, Hammondsport, NY, to operate a Family Group Child Care program of up to 14 children, out of her home.

No action, keep on the agenda.

NEW BUSINESS

Concept Review: Application 2019-36 submitted by Marie Northrup, property owner of 3 wheeler Avenue, Hammondsport, NY, to remove the existing 20’x24’ garage, that is in disrepair and replace it with a new 20’x30’ garage. The project has received an Area Variance, with conditions, from the Zoning Board of Appeals on July 31, 2019.

After Board discussion, Lew Hall made a motion, and seconded by Bob Kleckner, and carried, all voting AYE to wave further site plan review and approve application 2019-36, submitted by Marie Northrup, property owner of 3 wheeler Avenue, Hammondsport, NY, to remove the existing 20’x24’ garage, that is in disrepair and replace it with a new 20’x30’ garage.

ROLL CALL VOTE:	Chairman, David Oliver	AYE
	Lew Hall	AYE
	Bob Kleckner	AYE
	David Kosan	AYE
	Mike Hicks	AYE

Motion Carried

Concept Review: Application 2019-44 submitted by Michael Root, property owner of 14 Curtiss Avenue, Hammondsport, NY, to remove the existing front porch stairs and replace them with a 26’x6’x3’ front porch/deck. The project has received an Area Variance from the Zoning Board of Appeals on July 31, 2019.

After Board discussion, Bob Kleckner made a motion, and seconded by Lew Hall, and carried, all voting AYE to wave further site plan review and approve application 2019-44, submitted by Michael Root, property owner of 14 Curtiss Avenue, Hammondsport, NY, to remove the existing front porch stairs and replace them with a 26’x6’x3’ front porch/deck.

ROLL CALL VOTE: Chairman, David Oliver AYE
Lew Hall AYE
Bob Kleckner AYE
David Kosan AYE
Mike Hicks AYE

Motion Carried

Concept Review: Application 2019-45 submitted by Carole Foster, property owner of 26 Water Street, Hammondsport, NY, to repair the existing deck on the East side of the house and repair/expand the front deck from 5’x8’ to 6’x14’. The project has received an Area Variance from the Zoning Board of Appeals on July 31, 2019.

After Board discussion, David Kosan made a motion, and seconded by Bob Kleckner, and carried, all voting AYE to wave further site plan review and approve application 2019-45, submitted by Carole Foster, property owner of 26 Water Street, Hammondsport, NY, to repair the existing deck on the East side of the house and repair/expand the deck on the front of the house from 5’x8’ to 6’x14’.

ROLL CALL VOTE: Chairman, David Oliver AYE
Lew Hall AYE
Bob Kleckner AYE
David Kosan AYE
Mike Hicks AYE

Motion Carried

Board discussion on application 2019-42 submitted by Michael Gays, property owner of 46 Davis Avenue, Hammondsport, NY, for a Special Use Permit to operate a Boardinghouse.

Chairman David Oliver made note that the 239M Referral from the Steuben County Planning Department has not yet been received back.

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

Bob Kleckner made a motion, seconded by David Kosan 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 2019-42 will not result in any significant adverse environmental impacts. To approve Special Use Permit 2019-42 submitted by Michael Gays, property owner of 46 Davis Avenue, Hammondsport, NY, to operate a Boardinghouse, with the following conditions:

1. The Referral Recommendation (form 239-m) from the Steuben County Planning Department having been received by the Village of Hammondsport and it revealing no significant inter-community or county-wide impacts.

ROLL CALL VOTE: Chairman, David Oliver AYE
 Lew Hall AYE
 Bob Kleckner AYE
 David Kosan AYE
 Mike Hicks AYE

Motion Carried

Board discussion on application 2019-46 submitted by Richard Rothfuss, property owner of 1 Curtiss Avenue, Hammondsport, NY, for a Special Use Permit to operate a Boardinghouse.

Chairman David Oliver made note that the 239M Referral from the Steuben County Planning Department has not yet been received back.

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 2019-46 will not result in any significant adverse environmental impacts. To approve Special Use Permit 2019-46 submitted by Richard Rothfuss, property owner of 1 Curtiss Avenue, Hammondsport, NY, to operate a Boardinghouse, with the following conditions:

2. The Referral Recommendation (form 239-m) from the Steuben County Planning Department having been received by the Village of Hammondsport and it revealing no significant inter-community or county-wide impacts.

ROLL CALL VOTE: Chairman, David Oliver AYE
 Lew Hall AYE
 Bob Kleckner AYE
 David Kosan AYE
 Mike Hicks AYE

Motion Carried

Code Book Section 122-12: The Village Board of Trustees is considering amending the language in the code book for the B-2 Core Business District. There have been applications for short-term rental in this district and as the code reads in section 122-12, *(j) Apartments. In the business districts, residential apartments are allowed on and limited to upper floors over the first floor commercial uses.* The Village Board has referred this to the Planning Board for suggestions on the wording, before moving forward.

After Board discussion, the Planning Board has submitted some ideas to amend the Code Book Language. These ideas will be submitted to the Village Board and to Attorney Bill Reed to continue the process.

With no further business before the Board, Lew Hall, made a motion, seconded by David Kosan to adjourn the meeting at 7:42 p.m.

Respectfully submitted,

Tammie L. Nelson
Village Clerk