

July 23, 2019
Village of Hammondsport's Planning Board
Meeting Minutes

The Village of Hammondsport Planning Board held a meeting on Tuesday, July 23, 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: Christine Bianco, Richard Rothfuss, Neil Bianco and Ron Leonard.

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 Bob Kleckner and carried, all voting AYE to approve the June 26, 2019 meeting minutes.

PUBLIC HEARING

Proof of Notice having been furnished, the Public Hearing on Application 2019-33, was called to order by David Oliver at 7:02 p.m.

Application 2019-33 submitted by Joe Sanderl, property owner of 13 Water Street, Hammondsport, NY, for approval 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.

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.

Chairman David Oliver called NYCOM and discussed his findings with the Board regarding Permit 2018-25 issued to Evelyn EFinger LaCroix, property owners John and Linda Vang of 21 Shethar Street, Hammondsport, NY. The Planning Board approved her application 2018-25, to operate a Family Group Child Care program of up to 14 children, out of her home. Hammondsport Children's Center has advertised that the office space on the second floor, is being rented out to a Lactation Consultant. The Village Code only allows for one home based

business. Ms. LaCroix provided correspondence between herself and the NYS Office of Children's Services.

The Planning Board will refer this to the Zoning Board of Appeals for a USE Variance. Tabled.

NEW BUSINESS

Concept Review: Application 2019-42 submitted by Michael Gays, property owner of 46 Davis Avenue, Hammondsport, NY, for approval to operate a Boardinghouse. Mr. Gays explained that this is a second home and vacant most of the year. He would like to use it as a short-term rental on occasion. He has ample parking.

On motion of Bob Kleckner, with a seconded by David Kosan, and carried, all voting AYE to go to public hearing on August 28, 2019 for Application 2019-42 submitted by Michael Gays, property owner of 46 Davis Avenue, Hammondsport, NY, for approval to operate a Boardinghouse.

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

Motion Carried

Concept Review: Application 2019-46 submitted by Richard Rothfuss, property owner of 1 Curtiss Avenue, Hammondsport, NY, for approval to operate a Boardinghouse. Mr. Rothfuss would like to use it as a two bedroom, short-term rental. He has two off street parking spaces.

On motion of Lew Hall, with a seconded by Bob Kleckner, and carried, all voting AYE to go to public hearing on August 28, 2019 for Application 2019-46 submitted by Richard Rothfuss, property owner of 1 Curtiss Avenue, Hammondsport, NY, for approval to operate a Boardinghouse.

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

Motion Carried

Board discussin on application 2019-33 submitted Joe Sanderl, property owner of 13 Water Street, Hammondsport, NY, for approval to operate a Boardinghouse.

Bob Kleckner made a motion, seconded by David Kosan to accept 239M Referral form from the Steuben County Planning Department that their review of the application 2019-33 did not revealed any 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

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

Bob Kleckner made a motion, seconded by Mike Hicks 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 2019-33 will not result in any significant adverse environmental impacts.

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

Motion Carried

Lew Hall made a motion, seconded by Bob Kleckner to approve Special Use Permit 2019-33 submitted Joe Sanderl, property owner of 13 Water Street, Hammondsport, NY, for approval to operate a Boardinghouse.

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.

The Planning Board will revisit this at the next regular meeting.

With no further business before the Board, Bob Kleckner, made a motion, seconded by Mike Hicks to adjourn the meeting at 7:52 p.m.

Respectfully submitted,

Tammie L. Nelson
Village Clerk