

August 17, 2021
Village of Hammondsport
Zoning Board of Appeals
Meeting Minutes

The Village of Hammondsport's Zoning Board of Appeals held a PUBLIC MEETING on Tuesday, August 17, 2021 at 6:00 p.m. on Use Variance Application 2021-042.

PRESENT: Chairman Tim Atwood

Members: Linda Carl, Tom Moleski, Michael Dillon

OTHERS PRESENT: Mark Stonier, Jeff Evans, William Kingham, Carole Foster, Ron Leonard, Bob Kleckner, Chris McConnell, Carly McConnell, Jean Jensen, Steve Veley, Mary White, Bruce White, Geoffrey Grimsman

ZOOM: Cathy Grimsman

Chairman Atwood called the public hearing meeting to order at 6:00 p.m.

Use Variance Application 2021-042: Applicant Keuka Shores Land Co., LLC, 35 W Lake Road, Hammondsport is seeking a variance for temporary floating docks. Jeff Evans spoke in reference to the application with explanation. Carl asked if Town of Urbana approved variance, asked how many restrictions. Evans, yes, now onto panning. The restrictions were up to 50 additional slips and a distance requirement from Town. Veley-147 slips now about 60% in Town. Dillon-parking for additional slips? Veley-no parking issue, been keeping a log (2x/day). B. White-doesn't want to look at more docks, traffic, narrow entrance, lighting and gas. Ch. McConnell-we see docks, it is a lake, bringing more slips for boats, keeps boats here and not on other lakes and bringing other animals or algae to our lake. Kingham-how far extending, no one oversees boats that are there., do we need more boats? Foster-my view looks at the marina, discussed SEQR, impact on my home. Kleckner-estimate slips \$2000, adding 100 would be big bucks, owners gain a lot, what does village get, maybe help out local boat companies, proposition be expanded back to village. Carl-contribution back to village. Kleckner-very one-sided. McConnell-Marina does allow fire boat & sheriff boat to sit there with no pay. Veley-gas discount too. Grimsman-talked about marina by Keuka Watersports building, never seen parking lot full, parking-extra slips could be handled, worried about digging into side of hill and under 54A, could create landslides. Veley-no alteration on cliff-mainly all state owned. Grimsman-will you black top? Veley-in plans but not at this time. Grimsman-all or nothing or compromise? Concerns: new lighting in a harmonious way. Veley-we meet all of the docking and mooring laws. Leonard-new standpoint-most of impact, no wave zone-200ft. out and now additional 200ft. out-if more docks. 2 letters submitted.

Chairman Atwood-we want to discuss and look at drawings. Request drawings from Keuka Shores. Grimsman-HDR area w/permission with a different use, permission for what? Chairman Atwood-to move forward to Planning. B. White-does assessment go up? Veley-see what we are bringing in with more people, more money to village. Chairman Atwood-any other comments? We will meet on Tuesday, August 24th, 2021 at 6:00pm.

Linda Carl made a motion to close the public hearing, seconded by Mike Dillon to adjourn the meeting at 6:47 pm. Attached are two correspondences from Pierotti and Keuka Lakeside Inn.

Tom Moleski made a motion to approve the June 9, 2021 minutes, seconded by Mike Dillon.

The regular board meeting adjourned at 7:06pm.

Respectfully Submitted,

Christina Watson, Village Clerk

Keuka Lakeside Inn

08/17/21

Village of Hammondsport
Zoning Board of Appeals
18 Water St, PO Box 425
Hammondsport, NY 14840

Dear Board:

This letter is in reference to the application for a zoning variance by Keuka Shores Land Company for the Boathouse at Keuka marina.

I am writing to express my concern over the proposed project in the areas of impact and justification. I may not be able to attend the hearing, so I am submitting this letter for your consideration.

As a business owner myself, I know the need for growth of your business, doing due diligence and making wise choices in those plans. Although this is important to the applicant, the considerations and expectations in the sale of the business are not topics that should have any bearing in the evaluation of this request under the areas of "hardship" or "reasonable return". It is up to the purchaser to "do their homework" and be confident any plans they have are achievable prior to the purchase.

Guests who stay with us at Keuka Lakeside Inn put a very high value on the view from our property. The proposed expansion of docks at the marina will impinge on this view from our waterfront up the lake. The existing structures there already impact this and contrary to statements in the application, additional distance into the lake will further negatively impact this view and the value for our guests much more than any potential residential use of the property. The term "Seasonal Dock" really has not bearing on the impact since they are in place during the entire tourist season and will likely not be removed at the end of the season anyway. The primary reason for the use of floating docks would be that the water depth is too much for pile driven ones.

We do not feel that issuing a use variance in this case would be appropriate or the best path forward. We hope you will strongly consider these points during your deliberation and take into consideration all the potential ramifications of this project. Should you have questions or need clarification please reach out.

Sincerely,



Ronald F Leonard, President

Keuka Lakeside Inn
PO Box 311
Hammondsport, NY 14840
607-684-5574

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T (607)569-2600 U WWW.KEUKALAKESIDEINN.COM

RECEIVED
8/17/21

Barbara & Rolando Pierotti
14 Wilson St.
Coaling, NY 14830

August 10, 2021

Village of Hammondsport Zoning Board of Appeals
P.O. Box 425
Hammondsport, NY 14840

Re: Public Hearing

Dear sir or Madam;

I am writing to express concern over the Use Variant Permit #2021-042, submitted by Keuka Shores Land Company LLC. As a neighboring property I am very concerned about the impact of the proposed expansion. Looking at the map of the project, the additional docks will significantly impact our lake view. The additional traffic both in the water and on the road also concerns me as does any environmental impact on the water. I am asking that serious consideration be given to the overall impact of this proposal.

Sincerely,

Barbara & Rolando Pierotti

Francesco R Pierotti
Barbara A. Pierotti

Aug. 10 - 2021

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8/10/21
CSNW