

March 23, 2022
Village of Hammondsport
Planning Board
Public Hearing & Regular Meeting Minutes

The Village of Hammondsport Planning Board held a Public Hearing & Regular Board Meeting on Wednesday, March 23, 2022 at 7:00 p.m. in the Village Office, 18 Water Street, Hammondsport and via ZOOM teleconference.

PRESENT: Chairman David Oliver
Member Ron Jaquin
Member David Kosan
Member David Durepo
Member Mike Hicks
Clerk-Treasurer Christina Watson
Code Officer Chuck Cagle-zoom

ABSENT: None

OTHERS PRESENT: J. Jensen, C. McConnell, C. McConnell, C. Foster, C. Ryan, R. Barry, R. Morrison, S. Sprague, R. Leonard, S. Veley, H. Monroy and M. Maser-zoom.

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

PUBLIC HEARING:

Application 2022-007: Public Hearing for Scott Sprague-49 Main Street, Hammondsport. Boardinghouse. R. Barry asked if property would be different. S. Sprague described the changes. Mayor Jensen asked about the parking. S. Sprague said that there are four spots and that he may put in a small drive. C. Cagle, Code Officer, said that that is enough parking. R. Leonard asked bedrooms/business? S. Sprague said yes, 4 bedrooms and a business. R. Jaquin talked about boardinghouse/business/long term. S. Sprague-need a use variance. D. Durepo talked about ADA in reference with driveway. Need to know state and federal rules. S. Sprague was unsure but it is level at back entrance. Code Officer will help. D. Oliver asked for comments and questions. On motion of Ron Jaquin, seconded Dave Durepo and carried, all voting Aye to close the public hearing for Application 2022-007.

Application 2021-042: Public Hearing for Keuka Shores Land Co., LLC-35 W. Lake Road, Hammondsport. D. Oliver asked for comments from the public. R. Leonard said same as ZBA. S. Veley said they are altered from ZBA. D. Oliver brought our drawings and asked for any other comments. M. Hicks asked about "temporary" wording. S. Veley said meaning not affixed. D. Oliver asked for any other comments. On motion of David Kosan, seconded by Ron Jaquin and carried, all voting Aye to close the public hearing for Application 2021-042.

DISCUSSION:

Application 2022-007: D. Oliver asked for comments from board. Hicks went back to boardinghouse issue. Oliver talked about 239M from County/Durepo asked for a notarized letter from owner. Oliver talked about driveway, state/village? Oliver asked if site plan is needed? Oliver completed Part II of the SEQR. On motion of Ron Jaquin, seconded by David Kosan and carried, all voting Aye to accept 239M from Steuben County and waiver further site plan and approve special permit application 2022-007 for business in a residential home.

Application 2021-042: D. Oliver reads 239M from Steuben County. On motion of Mike Hicks, seconded by David Kosan and carried, all voting Aye to accept 239M from Steuben County. D. Oliver- issues addressed. 239M email to Chuck. S. Veley talked about turn around-no trailer parking or launch. C. Cagle said that the parking and turn around should be shown in signage and on map. S. Veley discussed parking on State Rte. 54. R. Jaquin asked if the board needs to address the county. D. Oliver said

no, just their opinion and their comments were not significant. D. Oliver used Morgan Marina as an example and gave details. Discussed the differences of maps-10ft. difference in depth toward State Rte. 54. Asked if a permit from DOT. S. Veley talked to them and they weren't concerned. D. Oliver asked if S. Veley is able to get a permit from DOT. S. Veley said DOT will not give it in writing in regards to bank. D. Oliver said that if village agrees and something happens, the village will be asked why they allowed the permit. C. Cagle will contact DOT and get an answer. M. Hicks asked if occupancy is an issue. S. Veley said no, no cut in bank, just clean up. R. Jaquin said there is no parking requirement/only access requirements. D. Oliver asked about gas tank changing. S. Veley said nothing is changing on shore. D. Oliver viewed and discussed SEQR. M. Mason said no impact letter and request is in. D. Oliver fixed SEQR questions- response from Mary/Bruce White letter regarding boat traffic. D. Oliver discussed comments that were submitted previously and looked at drawings with view lines. C. McConnell and C. McConnell said no problem with view or boat traffic. Only boat traffic parking at Ron's docks, Foster, Scorson, and Yartym. D. Oliver talked about water rights line on municipal boundary. S. Veley asked if he needed to go back to zoning. D. Oliver said it can't be ignored. R. Jaquin asked Chuck. D. Oliver said there is a 20 ft. setback off of water line. C. Cagle asked about combined tax map #s. D. Oliver said no. R. Jaquin asked C.Cagle to take this on and find out about water line, property setback and rights on municipal ground. C. Cagle said yes. S. Veley said they are done at high water line-which is out in water. D. Oliver asked if any reduction of plan because of view, SHIPO in process. Ron Jaquin made a motion, seconded by David Kosan and carried, all voting Aye to table until code gives board information. Will try for a meeting before April 27, 2022.

OTHER DISCUSSION:

C. Ryan asked if owners of boardinghouse will be included and Mayor Jensen said yes. C. Ryan asked if you have to be in the house. D. Oliver said owner operated on premises-living in it. C. Cagle BNB is supposed to be in house not garage. C. Ryan asked what happens if not approved. Are they shut down? C. Cagle said to ask our attorney. C. Ryan asked if a different approval is needed. C. Cagle/R. Jaquin said it could not be a BNB but can be a boardinghouse.

MEETING MINUTES:

On motion of Mike Hicks, seconded by Ron Jaquin and carried, all voting Aye to accept the Planning Board Meeting minutes from March 2, 2022.

NEW BUSINESS: None

OLD BUSINESS: None

With no further business before the Board, Ron Jaquin made a motion, seconded by Mike Hicks and carried, all voting Aye to adjourn the Planning Board Meeting at 7:34 p.m.

Respectfully Submitted,

Christina Watson,
Village of Hammondsport Board Trustee