

September 28, 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, September 28, 2022, at 7:00 p.m. in the Village Office, 18 Water Street, Hammondsport and via ZOOM teleconference.

PRESENT: Chairman David Oliver
Member Lewis Hall
Member David Durepo
Member Mike Hicks
Clerk-Treasurer Christina Watson
Code Officer Chuck Cagle via zoom

ABSENT: Member David Kosan

OTHERS PRESENT: TPratt, CFoster, RTreichler, WKingham, DLynch, LBurgess, CMcConnell, CMcConnell, KPorter, HScorsone, JJensen, SSprague, CRyan, AWeis, PWeis, HMatthewson, P, RLeonard, TMatthews, SMuller, SGeisz, BKing(z) and Bill

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

PUBLIC HEARING: Application 2022-005 (53 W. Lake Rd.): DO-comments/input? LB-explained more info, not to be exclusive to Airbnbs in negotiations w/parking. Trying best to follow code does not want to sign a lease and then no permit. DO-comments, CM/CM-concerns of parking/garbage (neighbor) and mail/pkgs. HS-concerns were taken care of. DO-comments. MH-fire inspection/commercial/residential question. LB-confusion on questions. CF-personally recognized problems(neighbor), the renters trespass on property-they said they didn't know. DEC will take away parking, real estate said the person who potentially was buying said 5 spaces up above. DEC said, not supposed to park there. RL-(neighbor)there was not due diligence and parking is going away soon. DOT not DEC. Trespassing, people were parking at the motel for 53 W. Lake Road. HS-also people coming across their property and going up their stairs. We don't condone it but we have it happen too. LB-code does not state parking on property. RL-if parking does go away then dangerous to walk on road from village. CM-if no parking, how do we solve the problem of unloading vehicles? CF-you being an absentee renter, we have to monitor. LB-just want to supplement income to pay taxes, the property owners will and do use property, their vacation home. With no further business before the Board there was an adjournment of the Public Hearing on application 2022-005 at 7:22p.m.

Application 2022-039 (40 Lake St.): Opened Public Hearing for application 2022-039 at 7:23pm. TM-explained project and why. About 2/3 through renovations. DO-thorough application. Comments/questions? JJ-boardinghouse or BnB? MH-adding bedrooms? TM-no, the same number. MH-I know new septic and tank. DO-referred to drawing, commented on directions not on it. If you are in Texas who will manage? TM-family nearby. DO-if get permit, who will handle the problems? TM-a mgmt. co. With no further business before the Board there was an adjournment of the Public Hearing on application 2022-039 at 7:29p.m.

BUSINESS MEETING: On motion of Dave Durepo, seconded by Mike Hicks and carried, all voting Aye to accept the Planning Board Meeting minutes from August 24, 2022.

OLD BUSINESS: MH-Keuka Watershed discussed about zone 1, statement about septic and they could be overloaded when more people stay at house. I feel it is a business if you receive an income. HS-anyone on lake? CR asks about how many are listing bedroom verses actual. DO-not having an argument, CR-speaks out about his right, DO-not to you, you don't know when to be quiet, I am not talking to you. SM-had septic pumped and if problem then it would travel all around. MH-explained NYS law and the reason why there is a law and it includes zone 1.DO-thanks for your point.

Application 2022-005 (53 W. Lake Rd.): DO-discussed the zone, Steuben Cty. Says, HDR and our zoning map says B1. DD-don't see how we can approve when there is no parking determined. CM-I have no objection to the boardinghouse, just making sure on parking. DO-parking is the only issue. LB-consider a conditional approval. DD-suggested add to contract about loading and unloading area. MH-stated fire safety code. CC-79 square feet per person required by NYS Law. DO-any other questions? Who will be responsible? HS-Carmen Cellura's son. MH-greater than 75' is considered a bedroom excluding living room and kitchen. 1000-gallon tank-3 bedrooms. CC-3 bedroom=1000 gal. tank and 4 bedroom=1250 gal. tank. DD-need 3 parking spaces=3 bedrooms. DO-make parking a condition, add parking on home rules. Also, need fire safety inspection. Do-suggests approval based on conditions are met. DO-filled out Part II of SEQR. On motion of Lewis Hall, seconded by Mike Hicks and carried, all voting Aye to accept the SEQR. On motion of Lewis Hall, seconded by David Durepo and carried, all voting Aye to accept the 239M from Steuben County Planning. On motion of Dave Durepo, seconded by Lewis Hall and carried, all voting Aye to approve the Special Permit 2022-005 for a boardinghouse with conditions: proof of secured parking, describe parking rules in house rules and fire inspection needed by Chuck Cagle, Code Officer.

Application 2022-039 (40 Lake St.): Do-questions? DD-when done? TM-outside-spring, inside-winter. DD-%of time there? TM-majority of time. DD-list of relatives in house rules-contact information. DO-insurance in application. No parking problem. LH-garage? TM-yes, 2 car garage, 3 parking spots in driveway. DD-inspection, CofO. DO-get everything we need, CofO from Chuck. DO-filled out Part II of SEQR. On motion of Dave Durepo, seconded by Mike Hicks and carried, all voting Aye to accept the SEQR. On motion of Mike Hicks, seconded by Lewis Hall and carried, all voting Aye to accept the 239M from Steuben County Planning. On motion of Dave Durepo, seconded by Mike Hicks and carried, all voting Aye to approve the Special Permit 2022-039 for a boardinghouse with conditions: List of contacts and phone numbers in the house rules and inspection (CofO) from Chuck Cagle, Code Officer.

Application 2022-048 (8-10 Church St.): DO-accepted information from Code Officer. Question of ltr and str. Attorney-no affect in village-parking-on street repaved by contractor. Any questions? MH-does not determine the effect of the driveway on septic in his inspection just the tank. On motion of Dave Durepo, seconded by Mike Hicks and carried, all voting Aye to approve the Special Permit 2022-048 for a boardinghouse with a condition: submit house rules.

NEW BUSINESS: Application 2022-057 (49 Main St.): SS-gave explanation and do not need to move office, now want a boardinghouse there. DO-never had this before, parking is not a problem. MH-new dry well installed. DO-public hearing? On motion of Mike Hicks, seconded by Lewis Hall and carried, all voting Aye to move application 2022-057 to public hearing.

Application 2022-050 (4 Myrtle Ave.): Do-discussed variance, MH-downstairs bedroom-not happening. PW-potentially want to put another pipe on septic out back. DO-site plan? On motion of Lewis Hall, seconded by Mike Hicks and carried, all voting Aye to approve Application 2022-050 Concept Review with no further action needed.

CORRESPONDENCE: None

PUBLIC COMMENTS: DL-asked about approval of other application. CR-are you a village/town assessor. DO-yes. CR-why did you choose to send letter to only to certain targeted individuals, not to the Mayor and not to all taxpayers. DO-told CR to shut up and called CR a derogatory name. CC-intervened to ask for an adjournment. MH-asked these minutes change to reflect the verbal and physical aggressiveness of CR during this public comment and asked if DO addressed CR and/or call him a name. DO-yes

With no further business before the Board, Dave Durepo made a motion, seconded by Mike Hicks and carried, all voting Aye to adjourn the Planning Board Meeting at 8:38p.m. Next Meeting is October 26, 2022.

Respectfully Submitted,

Christina Watson,
Village of Hammondsport Board Trustee